



**Cliff Road, Dovercourt Harwich CO12 3PP**

**welcome to**

## **Cliff Road, Dovercourt Harwich**

NOT TO BE MISSED!!! This RECENTLY REFURBISHED three top floor apartment situated within A STONES THROW OF SEA FRONT, TOWN CENTRE & RAILWAY STATION. The property is IMMACULATELY PRESENTED and benefits from OFF ROAD PARKING and SEA VIEWS.

Call to book viewing!

### **Entrance Hall**

Stairs up to entrance hall, sky light, UPVC double glazed window to front, intercom system, storage cupboard.

### **Kitchen/ Lounge**

16' 1" x 13' 6" ( 4.90m x 4.11m )

Matching wall and base units with roll-edge work surface and upstand, integrated cooker, hood, hob, washing machine and dishwasher, sink with mixer and drainer, radiator, UPVC double glazed windows to side and rear with far reaching sea views.

### **Bedroom One**

11' 4" x 13' 8" ( 3.45m x 4.17m )

Sky light with sea views, radiator, eaves storage cupboard.

### **Bedroom Two**

13' 6" x 10' 1" ( 4.11m x 3.07m )

Sky light with sea views, radiator, eaves storage cupboard.

### **Bedroom Three**

10' 1" x 11' ( 3.07m x 3.35m )

Sea views, UPVC double glazed window to rear, sky light, radiator.

### **Bathroom**

Low level WC, vanity sink, bath with mixer taps, heated towel rail, fully tiled, extractor fan.

### **Outside**

The property benefits from off road parking and outside communal area.





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## Cliff Road, Dovercourt Harwich

- Refurbished Top Floor Apartment
- 3 Bedrooms
- Fitted Kitchen with Appliances
- Off Road Parking
- Walking Distance of Sea Front, Town Centre & Railway Station

Tenure: Leasehold EPC Rating: D

**£150,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HAW108262 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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