



Station View Station Road, Dovercourt Harwich CO12 3EL

welcome to

**Station View Station Road,
Dovercourt Harwich**

- First Floor Flat
- Lounge/Kitchen
- Bedroom
- Bathroom
- Town Centre Location by Railway Station

Tenure: Leasehold EPC Rating: C

£92,000

view this property online williamhbrown.co.uk/Property/HAW108940

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:
HAW108940 - 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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Entrance Hall

Entrance door, radiator, stairs to first floor, double glazed sash window to rear.

Kitchen/ Lounge

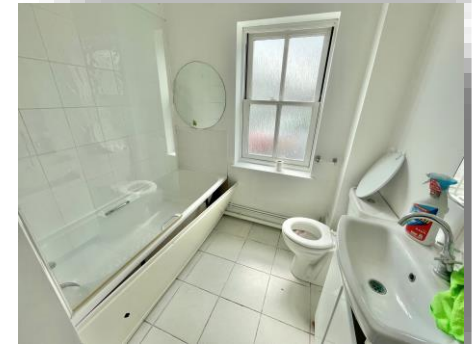
16' 8" x 12' 9" (5.08m x 3.89m)
Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob and hood, space for washing machine and fridge/freezer, stainless steel sink with mixer taps and drainer, spotlights, radiator, two sash windows to rear, boiler, door to balcony, storage cupboard.

Bedroom

9' 7" x 9' 1" (2.92m x 2.77m)
Sash window to front, radiator.

Bathroom

Low level WC, vanity sink, bath with mixer taps and shower attachment, radiator, spotlights, extractor fan, obscure sash window to front.



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