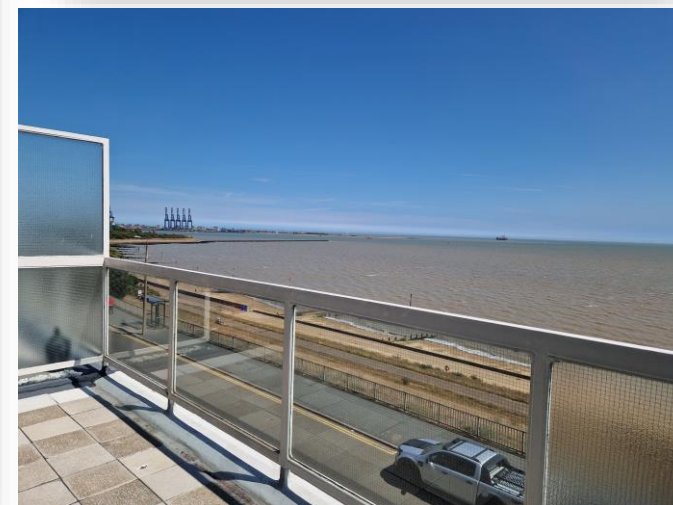
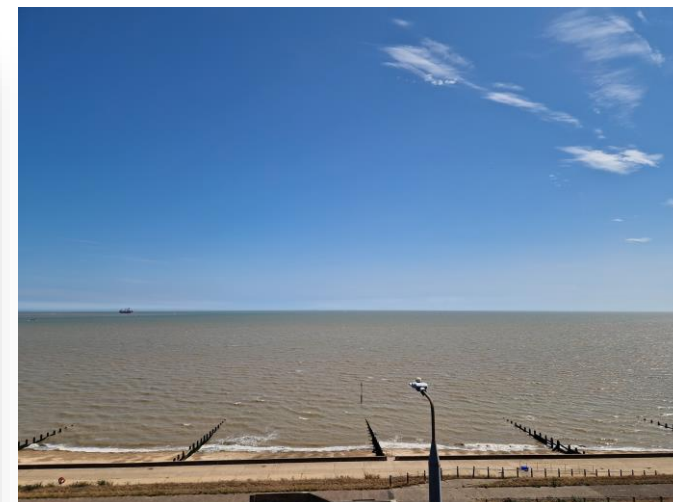




The Gables, Harwich CO12 3RF

welcome to

The Gables, Harwich

A rarely available two bedroom top floor apartment on THE FRONT OF DOVERCOURT SEA FRONT and benefiting from UNINTERRUPTED SEA VIEWS and TWO PARKING SPACES.



Entrance Hall

UPVC double glazed entrance door, stairs to first floor, storage cupboard and storage heater.

There are communal gardens and two parking spaces, one under cover and one in the car park.

Bedroom One

15' 9" x 8' 2" (4.80m x 2.49m)

UPVC double glazed window to rear with uninterrupted sea views, built in wardrobes, electric radiator.

Bedroom Two

15' 9" x 8' 2" (4.80m x 2.49m)

UPVC double glazed window to rear with uninterrupted sea views, built in wardrobes, electric radiator.

Bathroom

8' 9" x 4' 9" (2.67m x 1.45m)

Low level WC, vanity sink, bath with mixer taps and shower attachment, fully tiled, obscure UPVC double glazed window to front, heated towel rail, plumbing for washing machine and tumble dryer.

First Floor

Lounge

20' 8" x 16' 6" (6.30m x 5.03m)

Electric radiator, storage heater, feature fireplace, UPVC double glazed window to rear with uninterrupted sea views, UPVC double glazed patio doors to rear with sea views.

Kitchen

8' 5" x 8' (2.57m x 2.44m)

Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob and hood, space for dishwasher and fridge/freezer, stainless steel sink with mixer taps and draining board, UPVC double glazed window to front.

Shower Room

Low level WC, pedestal wash hand basin, shower cubicle, tiled walls, obscure UPVC double glazed window to front, airing cupboard.

Outside



view this property online williamhbrown.co.uk/Property/HAW109141



welcome to

The Gables, Harwich

- Top Floor Sea Front Apartment
- Uninterrupted Sea Views
- 2 Bedrooms
- Bathroom & Shower Room
- 2 Parking Spaces

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW109141](https://www.williamhbrown.co.uk/Property/HAW109141)



Property Ref:
HAW109141 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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