



**The Gables, Harwich CO12 3RF**

william  
h brown

**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**



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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

**£220,000**



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Property Ref:  
HAW109141 - 0007

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Please note the marker reflects the  
postcode not the actual property

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