



Tern House Heron Way, Harwich CO12 3FL

welcome to

Tern House Heron Way, Harwich

A modern two bedroom 2nd floor flat situated in a popular location within CLOSE PROXIMITY OF TOWN CENTRE & RAILWAY STATION. The property benefits from open plan Kitchen/Lounge as well as ALLOCATED PARKING SPACE. ***NO ONWARD CHAIN***



Entrance Hall

Intercom phone, cupboard, radiator.

Open Plan Lounge/ Kitchen

16' 7" x 14' 7" (5.05m x 4.45m)

Juliet balcony, two windows to front, radiator.

Kitchen Area -Cream wall and base units, roll-edge work surface, gas hob, electric oven, space for fridge/freezer, dishwasher and washing machine, one and a half bowl sink and drainer, wall mounted gas boiler, tiled floor.

Bedroom One

13' 5" x 14' 6" (4.09m x 4.42m)

Dual aspect window to front, radiator.

Bedroom Two

10' 4" x 10' 9" (3.15m x 3.28m)

Window to front, radiator.

Bathroom

8' 6" x 5' (2.59m x 1.52m)

Low level WC, bath, electric shower, wash hand basin, radiator.

Outside

There is an allocated off road parking space visible form the front windows of the apartment.



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Tern House Heron Way, Harwich

- Modern Well Presented 2nd Floor Flat
- 2 Bedrooms
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- No Onward Chain

Tenure: Leasehold EPC Rating: B

offers in the region of

£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 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HAW108742 - 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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william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk