



**Emily May Court Main Road, Harwich CO12 4JP**

**welcome to**

## **Emily May Court Main Road, Harwich**

Situated in a popular location within CLOSE PROXIMITY of local shops, post office and sea front is this one bedroom first floor flat for the over 55's. The property is offered with NO ONWARD CHAIN and benefits from lift, communal residents lounge, communal gardens and communal parking.

### **Entrance Hall**

Entrance door, airing cupboard, storage heater.

### **Lounge**

14' 4" x 10' 2" ( 4.37m x 3.10m )

Storage heater, window to rear, intercom, care line cord.

### **Kitchen**

7' 2" x 7' 5" ( 2.18m x 2.26m )

Matching wall and base units with roll-edge work top and tiled splashback, integrated double oven, hob and hood, stainless steel sink with mixer and drainer, space for washing machine and fridge/freezer, care line cord.

### **Bedroom**

11' 2" x 9' ( 3.40m x 2.74m )

Storage heater, window to rear, fitted wardrobes, access to loft, care line cord

### **Shower Room**

Low level WC, pedestal wash hand basin, double shower cubicle, fully tiled, extractor fan, care line cord.

### **Outside**

There is a communal garden and communal car park.

### **Agents Note**

The building has a lift and there is also a residents lounge, care line system and has a warden Monday-Friday.





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## Emily May Court Main Road, Harwich

- First Floor Flat for Over 55's
- One Bedroom
- Kitchen
- Lounge
- No Onward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109322 - 0002

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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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