

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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- 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.

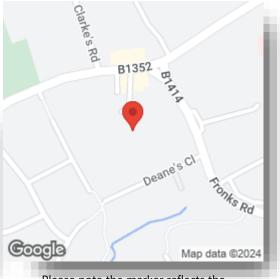
£85,000





view this property online williamhbrown.co.uk/Property/HAW109322





Please note the marker reflects the postcode not the actual property



Property Ref: HAW109322 - 0002 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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