









## welcome to

# Rosaceae Main Road, Harwich

A VERY WELL PRESENTED two bedroom top floor apartment situated in a popular location within CLOSE PROXIMITY OF local shops and schools. The property benefits from ALLOCATED PARKING SPACE.













#### **Entrance Hall**

Intercom, storage cupboard, radiator.

#### Lounge

21' 6" x 10' 7" ( 6.55m x 3.23m )

Two radiators, UPVC double glazed windows to side and rear.

#### Kitchen

11' 8" x 6' 3" ( 3.56m x 1.91m )

Matching wall and base units with worktop, tiled splashback, integrated cooker, fridge/freezer, space for washing machine, sink with mixer taps and draining board.

#### **Bedroom One**

11' x 10' 3" ( 3.35m x 3.12m )

UPVC double glazed window to rear, radiator.

#### **Bedroom Two**

11' x 8' 4" ( 3.35m x 2.54m )

UPVC double glazed window to rear, radiator.

#### **Bathroom**

5' 7" x 8' 6" ( 1.70m x 2.59m )

Panelled bath with mixer taps and shower over, low level WC, vanity sink, radiator, extractor fan.

#### Outside

The property benefits from allocated parking space.





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## Rosaceae Main Road, Harwich

- Modern Top Floor Flat
- 2 Bedrooms
- Allocated Parking
- Well Presented Throughout
- Close to Local Amenities

Tenure: Leasehold EPC Rating: B

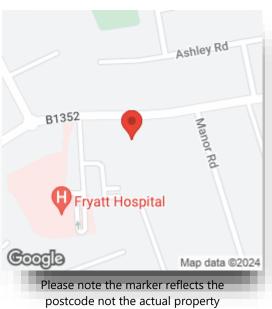
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £155,000









view this property online williamhbrown.co.uk/Property/HAW109365



Property Ref: HAW109365 - 0003 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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