



**Rosaceae Main Road, Harwich CO12 4ET**



**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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welcome to

## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109365 - 0003

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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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