









welcome to

Old Custom House Main Road, Harwich

A modern two bedroom apartment situated in a popular location within CLOSE PROXIMITY OF TOWN CENTRE, SEA FRONT & RAILWAY STATION. The property benefits from from ALLOCATED PARKING, UNDER FLOOR HEATING and is WELL PRESENTED THROUGHOUT.













Entrance Hall

Intercom system, entrance door.

Kitchen/ Lounge 14' 1" x 18' 3" (4.29m x 5.56m)

Matching wall and base units, square edge work tip with upstand, integrated cooker, hob and hood, space for fridge/freezer and washing machine, spotlights, storage cupboard, UPVC double glazed window to side.

Bedroom One

10' 7" x 11' 2" (3.23m x 3.40m) Borrowed light window to side, door into Jack and Jill bathroom.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m) Borrowed light window to front.

Bathroom

Low level WC, bath with shower over, heated towel rail, part tiled walls, spotlights, extractor fan.

Outside

There is an allocated parking space.





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Old Custom House Main Road, Harwich

- Modern Apartment
- 2 Bedrooms
- **Under Floor Heating**
- Allocated Parking
- Close to Town Centre, Sea Front & Railway Station

Tenure: Leasehold EPC Rating: C

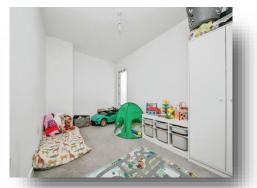
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110086



Property Ref: HAW110086 - 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 quidance 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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