



Ash Court Main Road, Harwich CO12 4NH

welcome to

Ash Court Main Road, Harwich

OFFERED WITH NO ONWARD CHAIN is this two bedroom first floor flat situated in a popular location within CLOSE PROXIMITY of local amenities and schools. The property benefits from OFF ROAD PARKING.



Entrance Hall

Storage heater, entrance door, storage cupboard with water tank, loft access.

meet your requirements.

Lounge

10' 7" max x 16' 5" max (3.23m max x 5.00m max)

UPVC double glazed window to front, storage heater, intercom.

Kitchen

7' 3" x 9' 5" (2.21m x 2.87m)

Matching wall and base units with roll-edge work top and tiled splashbacks, space for cooker, washing machine and fridge, stainless steel sink, storage cupboard, UPVC double glazed window to side.

Bedroom One

9' 7" x 11' 5" (2.92m x 3.48m)

Storage heater, UPVC double glazed window to front.

Bedroom Two

10' 8" max x 9' 2" max (3.25m max x 2.79m max)

UPVC double glazed window to front, storage heater.

Bathroom

Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, part tiled walls, extractor fan, electric radiator.

Outside

There is one parking space and outside communal space.

Agents Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will



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Ash Court Main Road, Harwich

- First Floor Flat
- 2 Bedrooms
- Close to Amenities
- Off Road Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109828 - 0006

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.

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.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk