

**Shearwater House Heron Way, Harwich CO12 3FH** 

### welcome to

## **Shearwater House Heron Way, Harwich**

\*\*\*NO ONWARD CHAIN\*\*\*Situated close to town centre and railway station is this one bedroom second floor flat. The property benefits from allocated parking and would be an ideal first time purchase or investment opportunity.













#### **Entrance Hall**

Entrance door, radiator, intercom system, storage cupboard.

**Lounge/ Kitchen** 14' 10" x 11' 2" ( 4.52m x 3.40m )

UPVC double glazed window to rear, radiator, storage cupboard housing boiler, matching wall and base units with tiled splashback, integrated cooker, hob and hood, one and a half bowl stainless steel sink and draining board, space washing machine and fridge/freezer.

#### **Bedroom One**

13' 4" max x 8' 4" max ( 4.06m max x 2.54m max ) Double glazed window to rear, radiator.

#### **Bathroom**

Low level WC, bath with shower over, pedestal wash hand basin, radiator, part tiled walls, extractor fan.

#### Outside

There is an allocated parking space.





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### **Shearwater House Heron Way, Harwich**

- Second Floor Flat
- One Bedroom
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 966.86

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000









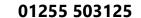
Please note the marker reflects the postcode not the actual property

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Property Ref: HAW110261 - 0004 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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