

COMPASS

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EMPIRE ROAD, DOVERCOURT

***1 BEDROOM FIRST FLOOR FLAT BEING SOLD AS AN INVESTMENT OPPORTUNITY
WITH A GOOD TENANT WISHING TO CONTINUE RENTING THE PROPERTY***



PRICE £110,000 LEASEHOLD

**1 BEDROOM GROUND FLOOR FLAT
LOUNGE * KITCHEN * BATHROOM
GAS C/H * DOUBLE GLAZING * PARKING
NEAR TO TOWN CENTRE & SEA FRONT
INVESTMENT OPPORTUNITY**

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

Empire Road, Dovercourt, Harwich CO12 3QA

Communal entrance door to: -

Communal Hall With private entrance door to: -

Lounge **12'9 x 12'**. UPVC double glazed window to front, coved ceiling, radiator, door to inner hall, open doorway to: -

Kitchen **9'7 x 6'1**. Fitted eye level cupboards with work surfaces, drawers & cupboards under, built in electric oven, gas hob & cooker hood, tiled splash backs, plumbing for washing machine, cupboard housing gas boiler, UPVC double glazed opaque window to side.

Inner Hall Built in storage cupboard, doors to all rooms except Kitchen.

Bedroom **14'5 x 9'8**. UPVC double glazed French doors to rear, radiator, coved ceiling.

Bathroom White suite comprising panelled bath with shower mixer taps & shower screen, close-coupled WC, pedestal hand wash basin, radiator, extractor fan, tiled to 2 walls, UPVC double glazed opaque window to side.

Outside Lawned communal garden to the rear along with 1 allocated parking space.

Council Tax Band A: £1,446.65 pa (April 2025 – March 2026).

Note **Property is being sold as an investment opportunity to buy-to-let landlords with an existing mature tenant who wishes to remain. The property benefits from a C EPC rating.**

Lease Details There are 81 years remaining on the 99 years lease that commenced on 23rd January 2007. There is service charge, ground rent & buildings insurance paid annually with this years costs being £1593.26 service charge, £150 ground rent & £423.71 building insurance. Please note these costs can vary each year.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

C EPC RATING



Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquiry through their own legal representative.