

# COMPASS

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## VICTORIA STREET, DOVERCOURT



**FOR RENT @ £650 pcm DEPOSIT £750**

**1 BEDROOM UPPER DUPLEX FLAT  
LOUNGE, KITCHEN/DINING ROOM  
BATHROOM, GAS C/H, DOUBLE GLAZING\*  
NEAR TOWN CENTRE & TRAIN STATION  
AVAILABLE NOW, UNFURNISHED**

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## **Flat 2, 25 Victoria Street, Dovercourt, Harwich CO12 3AR...**

### **Wooden entrance door to: -**

<b>Communal Hall</b>	With electric meter & consumer unit, stairs to first floor with private entrance door to: -
<b>Hallway</b>	Fitted storage cupboards, stairs to second (top) floor, doors to kitchen/dining room & lounge.
<b>Lounge</b>	<b>15'7 (14'5 min) x 11'4.</b> UPVC double glazed window to front, radiator.
<b>Kitchen/ Dining Room</b>	<b>15'7 x 14'5 min) x 11'.</b> Fitted eye level cupboards & display cabinets, work surface & base cupboards, free standing drawer unit, stainless steel single drainer sink unit, 2 radiators, gas boiler, UPVC double glazed window to rear.
<b>Top Floor Landing</b>	Doors to bathroom & bedroom.
<b>Bedroom</b>	<b>14'5 x 8' (7'3 min).</b> UPVC double glazed window to front, radiator, open to: -
<b>Walk-in Study/ Dressing Room</b>	<b>12'5 x 6'3 (5'3 min).</b> Vinyl flooring.
<b>Bathroom</b>	White suite comprising panelled bath with shower over, low-level WC, pedestal hand wash basin, ½ tiled walls, radiator, fitted wall mirror, UPVC double glazed window to rear.
<b>Note</b>	Any appliances in this property are non-maintained.
<b>Council Tax</b>	Band A: £1,506.83 pa (April 2026 – March 2027).