



**Station View Station Road, Dovercourt Harwich CO12 3EL**

**welcome to**

**Station View Station Road, Dovercourt Harwich**

Offered for sale with NO ONWARD CHAIN is this one bedroom first floor flat.



**Entrance Hall**

Entered via the front door with stairs rising to....

**Lounge**

Stairs from the entrance hall, radiator and window

**Kitchen**

Fitted with matching wall and base units, sink basin with mixer tap and drainer, gas hob, oven, space for washing machine, wall mounted gas fired boiler and window.

**Bedroom One**

Window and radiator.

**Shower Room**

WC, wash hand basin, shower cubicle, radiator and window.



***view this property online*** [williamhbrown.co.uk/Property/HAW110426](http://williamhbrown.co.uk/Property/HAW110426)



welcome to

## Station View Station Road, Dovercourt Harwich

- NO ONWARD CHAIN
- ONE BEDROOM
- SHOWER ROOM
- CLOSE PROXIMITY TO DOVERCOURT TRAIN STATION
- 106 YEARS REMAINING ON LEASE

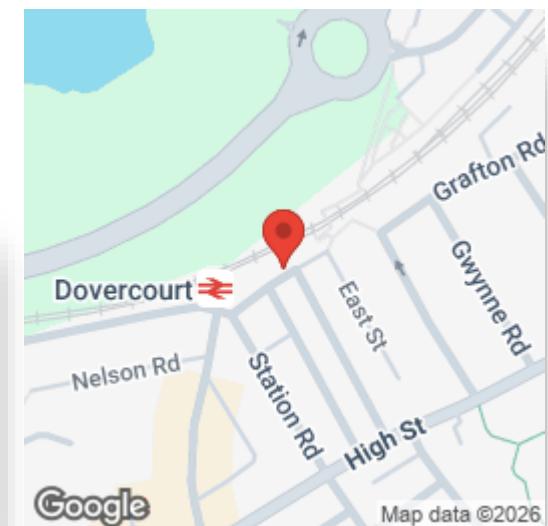
Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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.

**£60 000**



**view this property online** [williamhbrown.co.uk/Property/HAW110426](http://williamhbrown.co.uk/Property/HAW110426)

Please note the marker reflects the postcode not the actual property



Property Ref:  
HAW110426 - 0002

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.



**01255 503125**



Harwich@williamhbrown.co.uk



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



**williamhbrown.co.uk**