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LOWER MARINE PARADE, DOVERCOURT

FOR SALE IS THIS GROUND FLOOR APARTMENT SITUATED IN A GATED SEA FRONT DEVELOPMENT WITH PATIO GARDEN, PARKING & NO ONWARD CHAIN



PRICE £215,000 LEASEHOLD

- * 2 BEDROOM GROUND FLOOR APARTMENT ***
- * GATED SEA FRONT DEVELOPMENT ***
- * FEATURE LOUNGE/DINING ROOM/KITCHEN ***
- * BATHROOM * EN-SUITE * DOUBLE GLAZING ***
- * GAS C/H * WOODEN FLOORING * PATIO GARDEN ***
- * ALLOCATED PARKING SPACE * NO ONWARD CHAIN ***

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Phoenix Pavilions, Lower Marine Parade, Dovercourt, Harwich CO12 3SS.

Communal Entrance door to communal hall with private entrance door to:

Entrance Hall

Wooden flooring, door entry phone, radiator, electric consumer unit, doors to all rooms except en-suite.

Feature Open Plan Living Space - 25' x 11'3 (19' max)

Kitchen/Dining Area

13'2 (19' max) x 8'2. Fitted with a range of white units comprising eye level cupboards, work surfaces, drawers & cupboards below, island unit with large drawers & breakfast bar under, 1½ bowl single drainer stainless steel sink with mixer tap, built-in electric oven, gas hob & chimney style hood, integrated fridge/freezer & dishwasher, tiled splash backs, cupboard housing gas boiler, freestanding Hotpoint washing machine, inset ceiling lighting, tiled floor to kitchen area & wooden floor to dining area, double glazed windows to side with fitted wooden blinds, radiator, open to: -

Lounge Area

16'9 x 10'7 (13' max). Large double glazed patio doors & double glazed side panels with wooden blinds leading to the patio garden, wooden floor, vertical radiator.

Bathroom

10'3 (7'4 min) x 6'3 max. White suite comprising of close-coupled WC, pedestal hand wash basin, panel bath with chrome shower mixer taps, part tiled walls, tiled shelf, shaver point, wall mirror, chrome heated towel radiator, extractor fan, inset ceiling lights, tiled floor, built in storage cupboard.

Bedroom 2

11' (7'7 min) x 7'7. Double glazed window to front with fitted thermal black out blind, wooden flooring, radiator.

Bedroom 1

13'2 (11' min) x 10'6. Double glazed window to front with fitted thermal black out blinds, wooden flooring, radiator, built-in triple mirror fronted wardrobe, door to: -



En-Suite

White suite comprising of pedestal hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, tiled shower cubicle, part tiled walls, chrome heated towel radiator, wall mirror, extractor fan, inset ceiling lighting, tiled floor, opaque double glazed window to rear.

Outside

The flat benefits from its own grassed area with paved patio. The gated development is accessed by car or pedestrian gates to the front leading to the car park which has 1 allocated parking space for the flat and visitors & disabled parking spaces.



Note

The lease term is 999 years from 2004. The annual service charge payable for 2026 is £1,789.10 which includes the annual building insurance contribution for the flat. No ground rent is demanded. Please note these figures can vary each year.

Council Tax

Band C: £2,009.11 pa (April 2026 – March 2027).

EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.