



**Ash Court Main Road, Harwich CO12 4NH**

**welcome to**

**Ash Court Main Road, Harwich**

OFFERED WITH NO ONWARD CHAIN is this two bedroom first floor flat situated in a popular location within CLOSE PROXIMITY of local amenities and schools. The property benefits from OFF ROAD PARKING.



### Entrance Hall

Storage heater, entrance door, storage cupboard with water tank, loft access.

### Lounge

10' 7" max x 16' 5" max ( 3.23m max x 5.00m max )

UPVC double glazed window to front, storage heater, intercom.

### Kitchen

7' 3" x 9' 5" ( 2.21m x 2.87m )

Matching wall and base units with roll-edge work top and tiled splashbacks, space for cooker, washing machine and fridge, stainless steel sink, storage cupboard, UPVC double glazed window to side.

### Bedroom One

9' 7" x 11' 5" ( 2.92m x 3.48m )

Storage heater, UPVC double glazed window to front.

### Bedroom Two

10' 8" max x 9' 2" max ( 3.25m max x 2.79m max )

UPVC double glazed window to front, storage heater.

### Bathroom

Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, part tiled walls, extractor fan, electric radiator.

### Outside

There is one parking space and outside communal space.

### Agents Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will

meet your requirements.



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## **Ash Court Main Road, Harwich**

- First Floor Flat
- 2 Bedrooms
- Close to Amenities
- Off Road Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW109828 - 0007

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