



# RE/MAX

## PROPERTY HUB



### Sapindale 407 Main Road, Harwich, CO12 4ET

### Guide price £150,000

\*\* Guide Price £150,000 - £160,000 \*\* This modern and well presented GROUND FLOOR apartment is being sold with NO ONWARD CHAIN and boasts 2 bedrooms, open plan kitchen with integrated appliances/lounge and dining area, shower room, entrance intercom and allocated parking to the rear, ideally situated close to local shops, doctors/hospital and local schooling

Council Tax Band: B

EPC: B

Lease Remaining: 118 Years

### Entrance Hall

With intercom and storage cupboard

### Kitchen/Lounge Area 21'5" x 11'1" (6.55 x 3.40)

Fully integrated modern kitchen with a range of gloss wall and base units, stainless steel sink/drainers, integrated cooker & hob with extraction hood, integrated fridge & freezer, integrated washing machine

A large open plan living space for dining/lounge furniture, with 3 windows to side and rear aspects

### Bedroom 1 12'9" x 8'3" (3.91 x 2.53)

With window to side aspect

### Bedroom 2 11'6" x 8'3" (3.52 x 2.53)

With window to side aspect

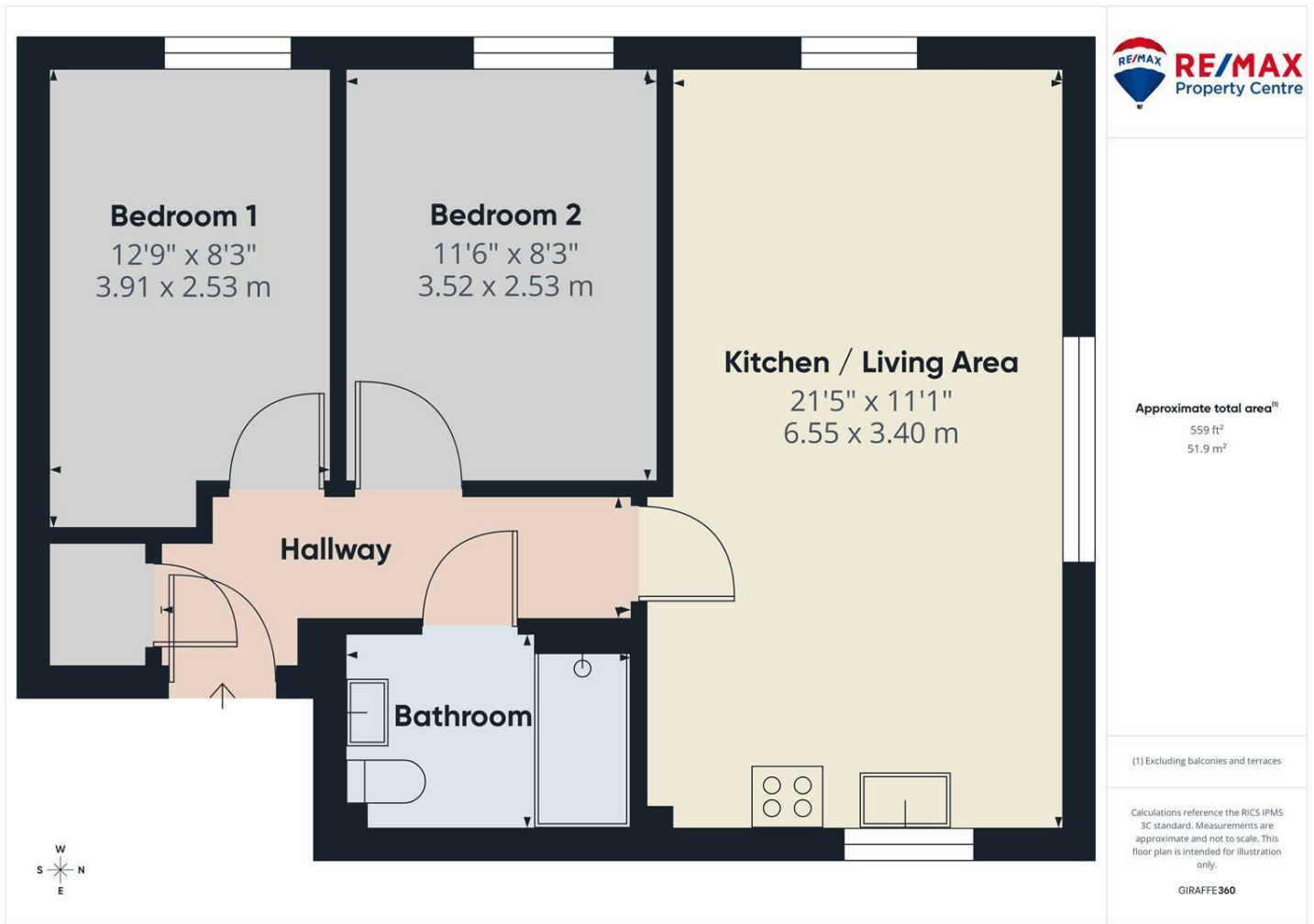
### Shower Room 8'6" x 5'7" (2.61 x 1.71)

Modern suite comprising:- double walk in shower, wash hand basin set in vanity storage unit, low level WC, fitted hand rail and extraction fan

### Outside Areas:

There is an allocated parking space to the rear of the property

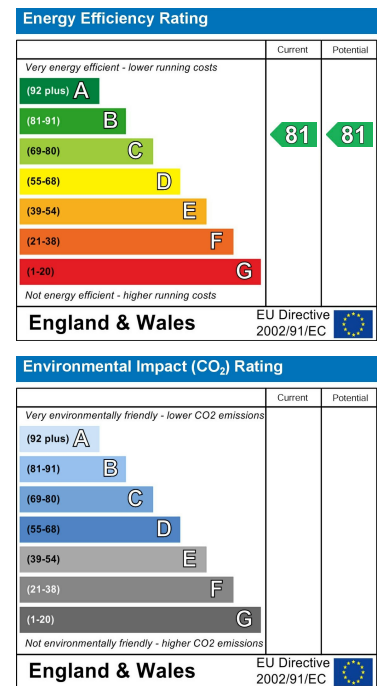
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,

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