



**Shearwater House Heron Way, Harwich CO12 3FH**

**welcome to**

**Shearwater House Heron Way, Harwich**

\*\*\*\*Guide Price £140,000 - £150,000\*\*\*\* A two bedroom top floor apartment offered with NO ONWARD CHAIN and enjoying views to rear across the Estuary. The property is well presented and benefits from en-suite as well as allocated parking space. Viewing strongly advised.



**Entrance Hall**

Entrance door, Intercom, storage cupboard, loft access.

**Lounge**

UPVC double glazed Juliet balcony to front, radiator.

**Kitchen**

Matching wall and base units, roll-edge work top, tiled splashback, integrated cooker, hob, washing machine, dishwasher and fridge/freezer, one and a half bowl stainless steel sink with mixer tap and draining board, UPVC double glazed window to front.

**Bedroom One**

UPVC double glazed Juliet balcony to rear with sea views and radiator.

**En-Suite**

Low level WC, pedestal wash hand basin, shower cubicle, fully tiled, extractor fan, radiator.

**Bedroom Two**

UPVC double glazed window to rear with sea views, radiator.

**Bathroom**

Bath with mixer tap and shower attachment, extractor fan, low level WC, radiator, fully tiled.

**Outside**

There is one allocated parking space.



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## **Shearwater House Heron Way, Harwich**

- Top Floor Apartment
- 2 Bedrooms
- 2 Balconies with Estuary Views
- Well Presented
- Off Road Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1087.00

Ground Rent: 250.00

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.

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW110641 - 0005

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