

# COMPASS

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## EMPIRE ROAD, DOVERCOURT

***1 BEDROOM FIRST FLOOR FLAT BEING SOLD AS AN INVESTMENT OPPORTUNITY  
WITH A GOOD TENANT WISHING TO CONTINUE RENTING THE PROPERTY***



## PRICE £110,000 LEASEHOLD

**1 BEDROOM GROUND FLOOR FLAT  
LOUNGE, KITCHEN, BATHROOM  
GAS C/H, DOUBLE GLAZING, PARKING  
NEAR TO TOWN CENTRE & SEA FRONT  
INVESTMENT OPPORTUNITY**

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)

## Empire Road, Dovercourt, Harwich CO12 3QA

### Communal entrance door to: -

**Communal Hall** With private entrance door to: -

**Lounge** **12'9 x 12'.** UPVC double glazed window to front, coved ceiling, radiator, door to inner hall, open doorway to: -

**Kitchen** **9'7 x 6'1.** Fitted eye level cupboards with work surfaces, drawers & cupboards under, built in electric oven, gas hob & cooker hood, tiled splash backs, plumbing for washing machine, cupboard housing gas boiler, UPVC double glazed opaque window to side.

**Inner Hall** Built in storage cupboard, doors to all rooms except Kitchen.

**Bedroom** **14'5 x 9'8.** UPVC double glazed French doors to rear, radiator, coved ceiling.

**Bathroom** White suite comprising panelled bath with shower mixer taps & shower screen, close-coupled WC, pedestal hand wash basin, radiator, extractor fan, tiled to 2 walls, UPVC double glazed opaque window to side.

**Outside** Lawned communal garden to the rear along with 1 allocated parking space.

**Council Tax** Band A: £1,446.65 pa (April 2025 – March 2026).

**Note** **Property is being sold as an investment opportunity to buy-to-let landlords with an existing mature tenant who wishes to remain. The property benefits from a C EPC rating.**

**Lease Details** There are 81 years remaining on the 99 years lease that commenced on 23<sup>rd</sup> January 2007. Service charge, ground rent & buildings insurance costs to follow.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

C EPC RATING



**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 enquire through their own legal representative.*