



**The Mariners Marine Parade, Harwich CO12 3RL**

**welcome to**

**The Mariners Marine Parade, Harwich**

Offered for sale with NO ONWARD CHAIN and enjoying far reaching Sea views is this rarely available TWO BEDROOM APARTMENT.



### **Entrance Hall**

Entrance door, radiator, intercom system, two storage cupboards.

### **Lounge**

14' x 15' 1" ( 4.27m x 4.60m )

UPVC double glazed French doors to front courtyard, radiator, UPVC double glazed window to front.

### **Kitchen**

6' 6" x 11' 3" ( 1.98m x 3.43m )

Matching wall and base units with roll-edge work surface and tiled splashbacks, integrated cooker, hob and hood, washing machine and fridge/freezer, one and a half bowl stainless steel sink and drainer.

### **Bedroom One**

10' 3" x 13' 1" ( 3.12m x 3.99m )

UPVC double glazed window to rear, fitted wardrobe, radiator.

### **En-Suite**

Vanity sink, low level WC, shower cubicle, radiator, extractor fan, fully tiled.

### **Bedroom Two**

15' x 8' 4" ( 4.57m x 2.54m )

UPVC double glazed window to rear, radiator, storage cupboard housing boiler.

### **Outside**

To the front of the property there is a courtyard. There is communal garden to rear and one allocated gated parking space.

### **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved



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## The Mariners Marine Parade, Harwich

- Sea Front Apartment
- Panoramic Sea Views across Dovercourt Bay
- 2 Bedrooms
- Bathroom & En-Suite
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2676.00

Ground Rent: 295.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109908 - 0005

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