



High Street, Dovercourt, Harwich CO12 3QB

welcome to

High Street, Dovercourt,

A two bedroom well presented upper floor flat situated in Dovercourt town centre, within walking distance of sea front and railway station.



Entrance Hall

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

Lounge

UPVC double glazed window to front, two electric radiators.

Kitchen

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer taps and draining board, space for dishwasher, washing machine and fridge/freezer, integrated cooker, hob and hood, UPVC double glazed window to side.

Bedroom One

UPVC double glazed windows to front and side, built in wardrobe.

Bedroom Two

UPVC double glazed window to side.

Bathroom

Shower cubicle, vanity sink, low level WC, obscure UPVC double glazed window to side, part tiled walls.



view this property online williamhbrown.co.uk/Property/HAW110761



welcome to

Flat 4 High Street, Harwich

- Upper Floor Flat
- 2 Bedrooms
- Well Presented
- Town Centre Location
- Walking Distance of Sea Front & Railway Station

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 700.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 153 years from 04 May 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW110761](https://www.williamhbrown.co.uk/Property/HAW110761)



Property Ref:
HAW110761 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk