



**Quayside Court The Quay, Harwich CO12 3HH**

**welcome to**

**Quayside Court The Quay, Harwich**

A VERY WELL PRESENTED & MODERNISED GRADE II LISTED two bedroom ground floor flat situated in a sought after location on Harwich Quay. The property has a Mezzanine level with Bedroom & Study and benefits from OFF ROAD PARKING in carpark to the rear.



### **Entrance Hall**

Entrance door and intercom system.

### **Lounge/ Diner**

19' 9" max x 15' 3" max ( 6.02m max x 4.65m max )

Wooden French doors to rear courtyard, stairs to Mezzanine level, electric radiator.

### **Kitchen**

5' 7" x 7' 9" ( 1.70m x 2.36m )

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer and drainer, integrated cooker, hob and hood, washing machine to remain.

### **Bedroom One**

9' 8" x 15' 3" ( 2.95m x 4.65m )

Sash window to rear, electric radiator.

### **Shower Room**

Shower cubicle, vanity sink, tiled splashback, extractor fan, radiator, low level WC.

### **Mezzanine Level**

#### **Study Area**

6' x 15' 3" ( 1.83m x 4.65m )

Spotlights, leads onto galleried landing and walk across to Bedroom Two.

### **Bedroom Two**

15' 3" x 9' ( 4.65m x 2.74m )

Sash window to front, spotlights.

### **Outside**

There is off road parking.



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## Quayside Court The Quay, Harwich

- Modernised Ground Floor Flat
- Two Bedrooms
- Mezzanine Level
- Sought After Location on Harwich Quay
- Off Road Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2040.00

Ground Rent: 179.28

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109833 - 0009

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