

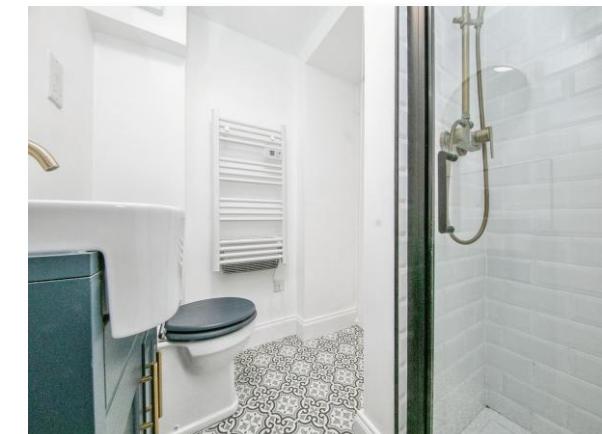


Quayside Court The Quay, Harwich CO12 3HH

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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welcome to

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



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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.



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