

**Wellington Road, Harwich
CO12 3DJ
£95,000 Leasehold**

Town & Country
residential sales and lettings





- GOUND FLOOR FLAT
- ONE BEDROOM
- MOSTLY DOUBLE GLAZED
- GAS TO RADIATOR HEATING
- NO ONWARD CHAIN

- FITTED KITCHEN
- LIVING ROOM
- EN-SUITE SHOWER ROOM AND CLOAKROOM
- COMMUNAL OUTSIDE COURTYARD GARDEN
- CLOSE TO HARBOUR/BEACH AND TOWN CENTRE

****WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT****

Situated in the historic maritime town of OLD HARWICH. The property is being offered with NO ONWARD CHAIN and would make an ideal property to retire to, first time buy, holiday home or rental portfolio property.

This well planned residence is conveniently located just a short walk to the well renowned harbour, beach and just further on the Town centre with its wide range of shops and facilities.

Features include gas to radiator heating, double glazing, bedroom with En-suite shower room, fitted kitchen, living room, cloakroom and rear communal courtyard garden.



The accommodation with approximate room sizes are as follows:

ENTRANCE FOYER

Communal entrance door to entrance foyer.

ENTRANCE LOBBY

5' 10" x 3' 0" (1.78m x 0.91m)

Entrance door, laminate flooring. Doors to living room, bedroom and kitchen.

LIVING ROOM

13' 11" x 12' 10" (4.24m x 3.91m)

Double glazed window to front elevation, wood laminate flooring, radiator.

KITCHEN

9' 1" x 6' 8" (2.77m x 2.03m)

Double glazed window to rear elevation. Stainless steel sink unit inset to work top with cupboards under. a Range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Stainless steel filter hood over four ring ceramic hob and electric oven under. Space for washing machine, space for fridge/freezer, laminate flooring.

REAR LOBBY

Double glazed window to side elevation and access to:-

CLOAKROOM

4' 1" x 2' 9" (1.24m x 0.84m)

Double glazed frosted window to rear elevation. Low level WC and wash hand basin.



BEDROOM ONE

13' 8" x 7' 9" (4.16m x 2.36m)

Double glazed window to rear elevation, fitted boiler cupboard housing wall mounted gas boiler. Laminate flooring, radiator.

SHOWER ROOM

8' 8" x 7' 4" (2.64m x 2.23m)

Extractor fan, heated towel radiator. Wash hand basin with vanity cupboard under, shower cubicle with shower unit and screen door.

EXTERIOR

There is a communal rear garden with rear access and refuse/recycling space.

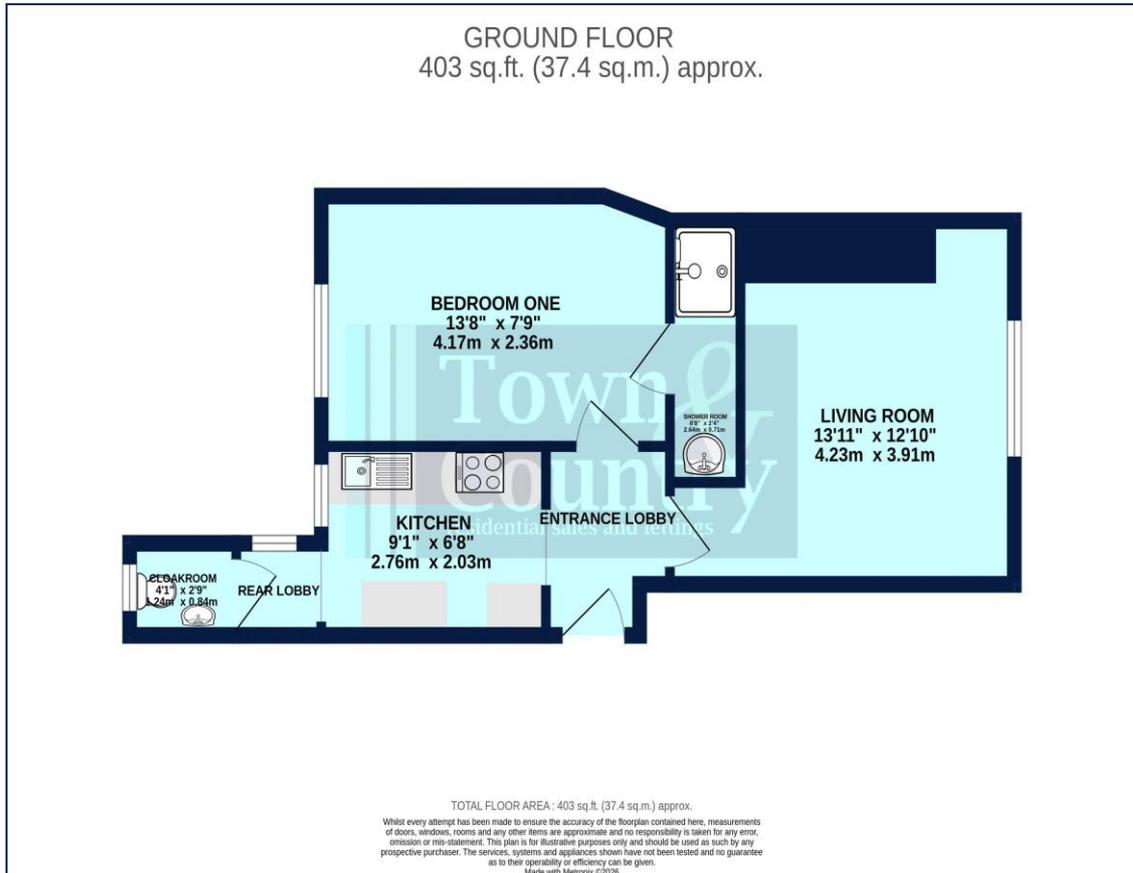
LEASE/SERVICES CHARGES

Lease Term 999 years from 7 July 1983

Lease Term Remaining 956 years

Service charges: TBA





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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