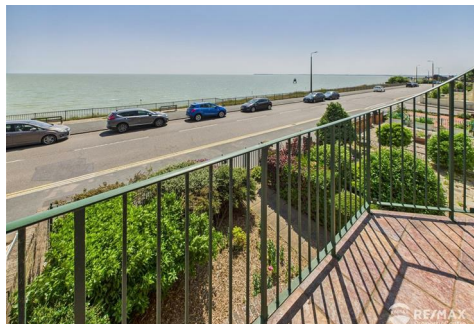




RE/MAX

PROPERTY HUB



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

Price £260,000

Rarely available - This stunning south facing 2 bedroom apartment with DIRECT SEA VIEWS is located on the first floor with a front facing balcony from which to enjoy! conveniently close to town centre and railway station and being sold with no onward chain and in show home condition

The property also benefits from an allocated parking space to the rear of the block and a communal garden to the rear

Tenure: Leasehold - 100 years remaining

Entrance Hall

A spacious hallway with entrance door, intercom, built in storage cupboard and access to all rooms

Sitting Room 15'1" x 13'11" (4.62 x 4.26)

With double glazed French doors leading to balcony with panoramic sea views, opening through to kitchen

Kitchen 11'3" x 6'8" (3.43 x 2.04)

Fully equipped modern fitted kitchen with built in cooker, hob and extractor hood, one and a half bowl stainless steel sink/drainer, integrated fridge, freezer and washing machine, complimentary wall tiling and window to side aspect

Bedroom 1 12'11" x 10'2" (3.94 x 3.10)

With triple fitted wardrobes, window to rear aspect and door leading through to en-suite

En-Suite Shower Room 6'5" x 4'7" (1.98 x 1.41)

Suite comprising:- shower cubicle, low level WC, wash basin in vanity unit and fully tiled walls

Bedroom 2 14'11" x 8'3" (4.55 x 2.54)

With double fitted wardrobe with built in shelving and storage, window to rear aspect

Bathroom 9'6" x 5'9" (2.92 x 1.76)

Suite comprising:- Panelled bath, wash basin in vanity unit, low level WC, built in storage, fully tiled walls and opaque window to side aspect

Outside Areas:

The property benefits from attractive communal gardens and allocated parking to the rear

Floor Plan



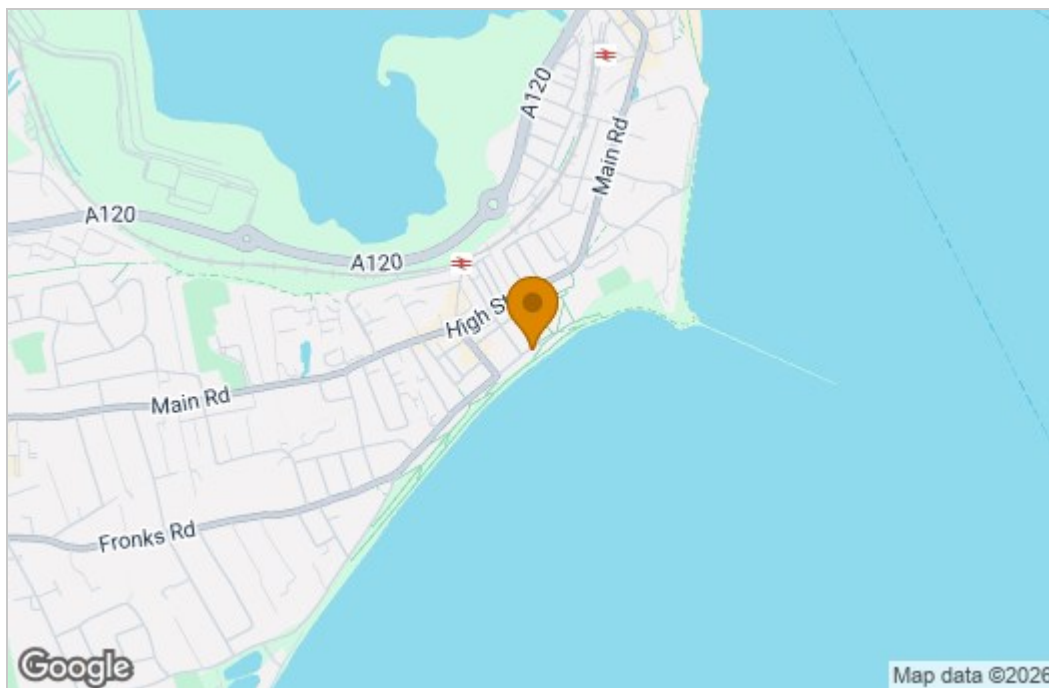
Approximate total area⁽¹⁾
721 ft²
67.1 m²

(1) Excluding balconies and terraces

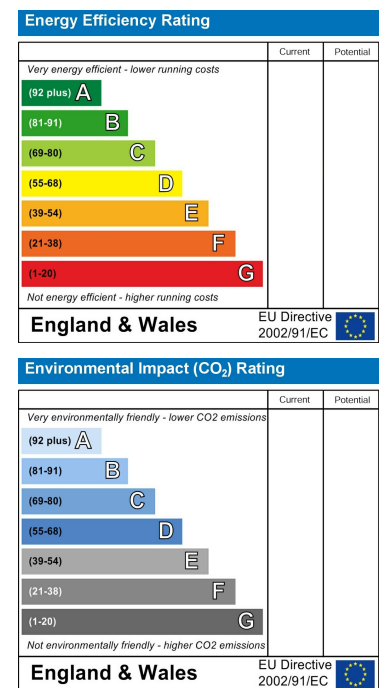
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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