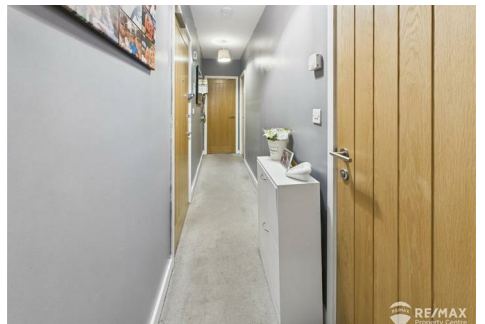




# RE/MAX

## PROPERTY HUB



### Old Custom House Main Road, Harwich, CO12 3FS

**Guide price £150,000**

**\*\* Guide Price £150,000 - £160,000 \*\*** Perfectly located walking distance to the town centre, beach and railway station, this **GROUND FLOOR** apartment in a sought after gated development offers 2 double bedrooms, open plan kitchen/living space, and a modern bathroom

With underfloor heating, allocated parking and the additional benefit of a communal outside area/roof terrace to enjoy!

Leasehold: 143 years remaining

Council Tax Band: B

EPC: C

### Entrance Hallway

Intercom system, doors leading to all rooms

### Kitchen/Living Room 17'4" x 14'1" (5.30 x 4.31)

Fitted with a modern range of wall and base units, stainless steel sink & drainer with mixer tap, Built in oven, hob and extractor, spaces for washing machine, fridge/freezer and dishwasher, built in storage cupboard housing boiler, window to side aspect (south facing)

### Bedroom 1 14'0" x 8'8" (4.28 x 2.66)

Opaque window to side aspect

### Bedroom 2 11'1" x 10'7" (3.39 x 3.25)

With opaque internal window to side aspect

### Bathroom 10'7" x 4'8" (3.25 x 1.44)

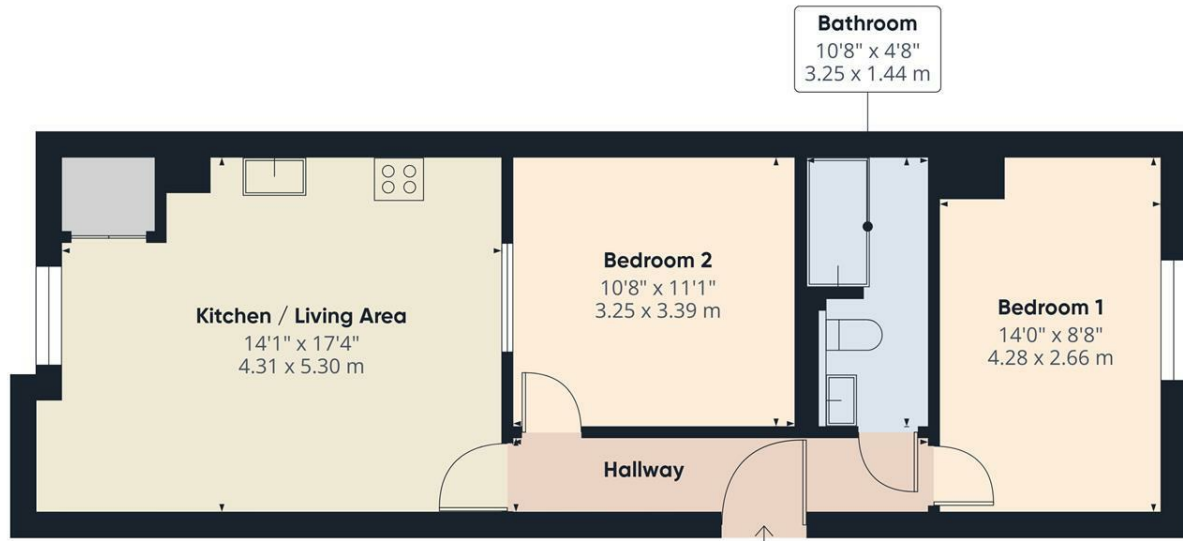
Modern suite comprising:- Panelled bath with wall mounted shower, low level WC, vanity sink with mixer tap, chrome wall mounted towel radiator, part tiled walls

### Parking/Communal Areas:

Residents are welcome to use the communal roof terrace with views across the Stour estuary

One allocated parking space, plus shared visitors spaces available

# Floor Plan



Approximate total area<sup>(1)</sup>  
585 ft<sup>2</sup>  
54.3 m<sup>2</sup>

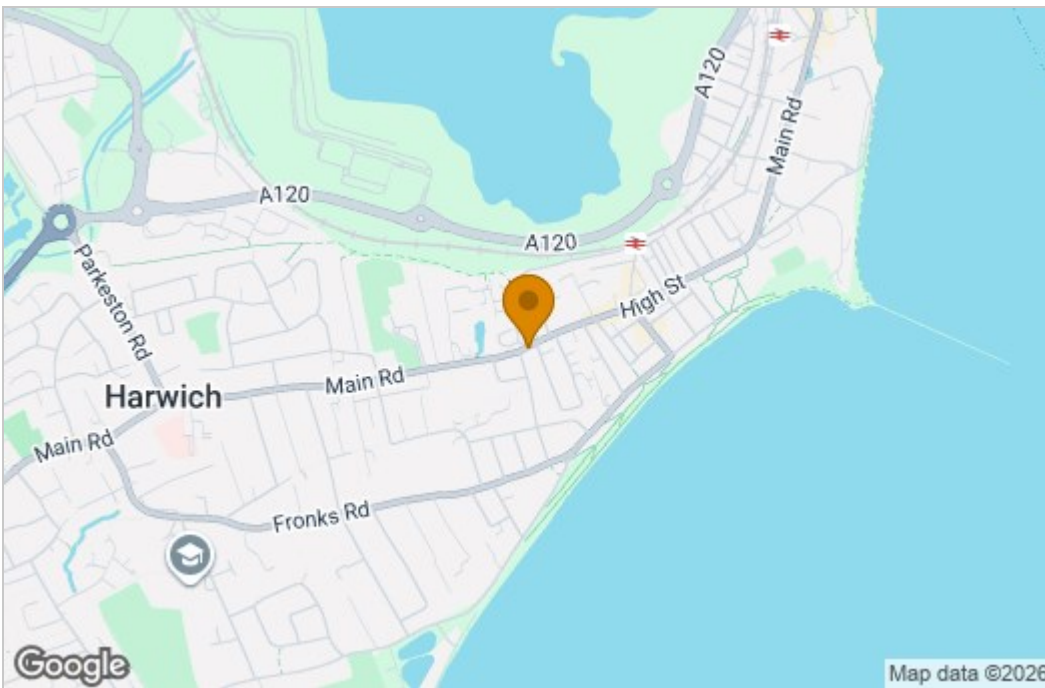
(1) Excluding balconies and terraces

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

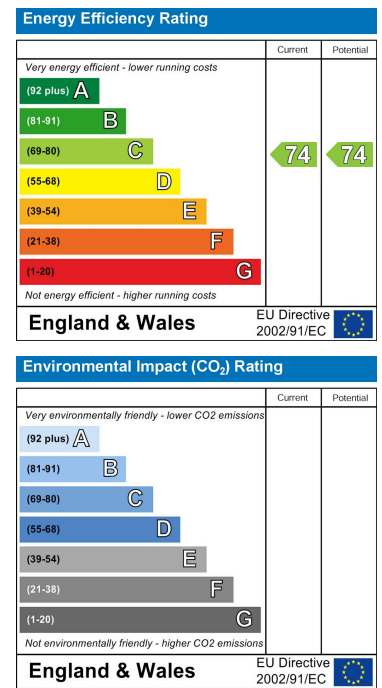
GIRAFFE360



# 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.

Tending,  
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>