



# RE/MAX

## PROPERTY HUB



### **30 Churchill Court Parkeston Road, Harwich, CO12 4NU** **Offers in the region of £130,000**

A well-presented and generously proportioned first-floor apartment, featuring a front-facing balcony and an abundance of natural light throughout. The property offers two spacious double bedrooms, a modern kitchen/diner ideal for entertaining, a comfortable lounge, and a well-appointed bathroom.

Further benefits include a secure entry system, useful storage facilities, and two allocated parking spaces within the communal parking area to the rear of the building.

Please contact the agent for further details regarding the annual charges.

Entrance to the property is made via the secure entry system -

#### Entrance Hall

With doors to all rooms, storage cupboard, airing cupboard

#### Lounge 14'5" x 10'8" (4.40 x 3.27)

Chimney breast with recessed storage cupboards and shelving, UPVC door leading to balcony and window to front aspect

#### Kitchen/Diner 13'6" x 8'2" (4.12 x 2.49)

Fitted with a modern range of wall and base units, ceramic sink/drain, built in electric oven, induction hob and extractor hood, larder cupboard, spaces for american style fridge/freezer, washing machine and tumble dryer, built in breakfast bar, window to front aspect and UPVC door leading out to balcony

#### Bedroom 1 15'0" x 8'11" (4.59 x 2.72)

With window to rear aspect

#### Bedroom 2 11'10" x 9'4" (3.61 x 2.86)

With window to rear aspect

#### Bathroom

Suite comprising:- panelled bath with wall mounted electric shower, sink in vanity unit, low level WC and opaque window to front aspect

#### Balcony

Front facing balcony

#### Outside Areas:

Internal storage cupboard is available in communal hallway just outside the entrance door.

There is also a large outer storage unit available ideal for storing pushbikes etc

The property comes with 2 parking spaces in the residents car park to the rear (not allocated)

Length of Lease - 86 years remaining

Service charges apply - approx £360 per annum which includes building insurance

Ground Rent: £10 per annum

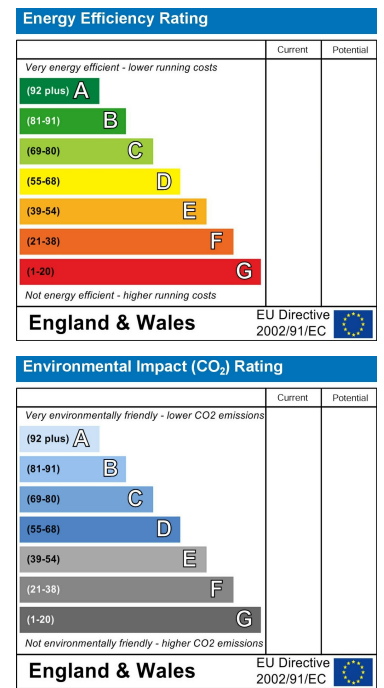
# Floor Plan



# Area Map



# Energy Efficiency Graph



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