



Station View Station Road, Dovercourt Harwich CO12 3EL

welcome to

**Station View Station Road,
Dovercourt Harwich**

- Studio Flat
- Open Plan Lounge/Kitchen/Bedroom
- Town Centre Location
- NO ONWARD CHAIN
-

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£40,000

view this property online williamhbrown.co.uk/Property/HAW110425



Property Ref:
HAW110425 - 0003

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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Accommodation

Wooden front door into Lounge:-

Studio Area

15' 11" max x 15' 9" max (4.85m max x 4.80m max)

Sash windows to front and rear, wooden entrance door, two radiators, matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob and hood with space for washing machine, stainless steel sink with mixer taps and draining board, boiler.

Bathroom

Obscure sash window to side, low level WC, pedestal wash hand basin, bath with mixer tap, part tiled surround, radiator extractor fan.



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