





High Oaks Michaelstowe Drive,Harwich CO12 5ER

william h brown

welcome to

High Oaks Michaelstowe Drive, Harwich

Situated on this development for the over 55's is a two bedroom ground floor flat. The property benefits from ALLOCATED PARKING, COMMUNAL GARDENS and is well presented throughout.













Entrance Hall
Intercom, storage cupboard, electric storage, heater, airing cupboard, careline.

Lounge/ Diner
22' 6" max x 9' 6" max (6.86m max x 2.90m max)
UPVC double glazed bay window to rear, UPVC double glazed window to side, door to side to garden area, two electric storage heaters, door into Kitchen.

Kitchen
10' 4" x 5' 3" (3.15m x 1.60m)
Matching wall and base units with roll-edge work top and tiled splashback, integrated cooker, hob and hood, space for washing machine and fridge/freezer, UPVC double glazed window to rear, ceramic sink with mixer taps and draining board.

Bedroom One
13' 8" x 8' 5" (4.17m x 2.57m)
UPVC double glazed window to rear, built in wardrobe, electric storage heater.

Bedroom Two
10' 4" x 6' 7" (3.15m x 2.01m)
UPVC double glazed window to rear, electric storage heater, built in cupboard.

Bathroom
Walk in shower, pedestal wash hand basin, low level WC, part tiled walls, extractor fan.

Outside
There are communal gardens and one allocated parking space.

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High Oaks Michaelstowe Drive, Harwich

- Ground Floor Flat for Over 55's
- 2 Bedrooms
- Allocated Parking Space
- Communal Gardens
- Well Presented

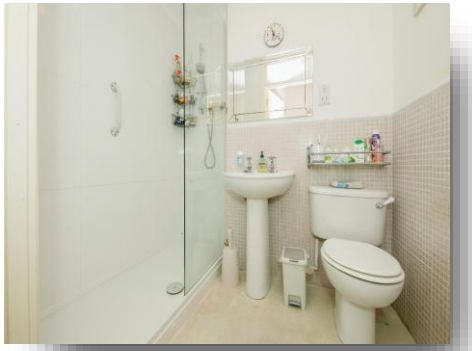
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2214.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109082

The Property Ombudsman

Property Ref:
HAW109082 - 0012

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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