



High Street  
Harwich  
Essex  
CO12 3PT

Offers In Excess Of £110,000

bettermove



# High Street Harwich

Bettermove are proud to present this 2 bedroom second floor duplex in Harwich available with no forward chain/welcoming cash buyers only.

The property benefits from double glazing and has off street parking available via the allocated space.

The council tax band is A.

This is a leasehold property with 99 years on the lease from 1973; the ground rent is £10pa and the service charge is currently £143.66 per quarter.

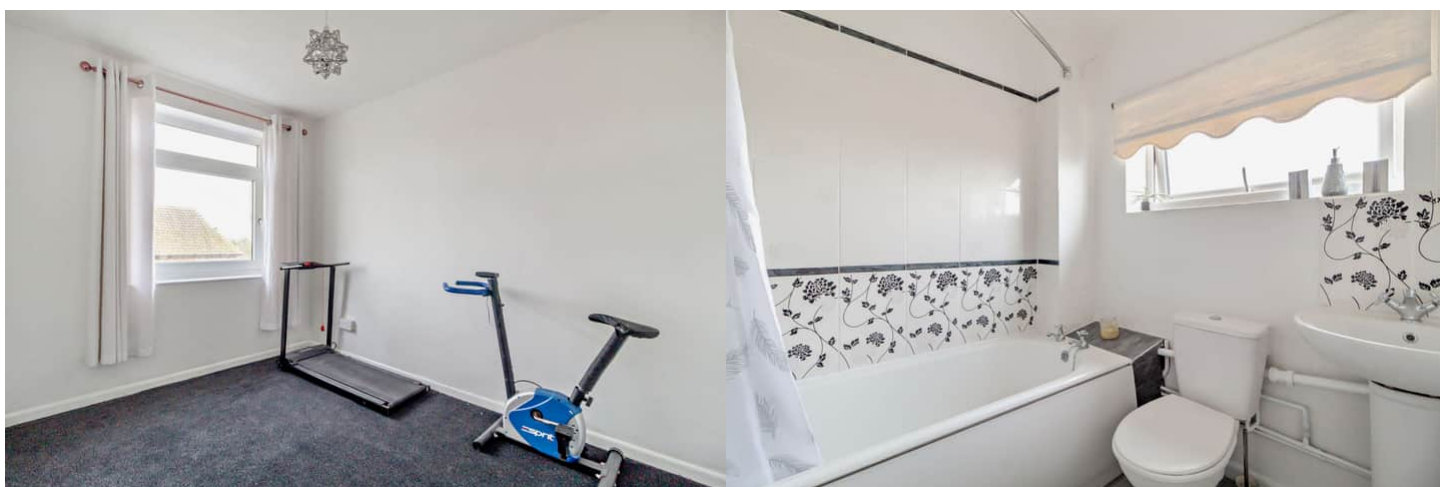
The interior of this property comprises a spacious living room and kitchen on the second floor. The first floor consists of 2 bedrooms and the family bathroom.

Located in the popular town of Harwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A120, Harwich international train station and many local bus routes. Dovercourt Station is a couple of minutes walk away and only takes an hour to get into London Liverpool Street station. The beach is only 300m away.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

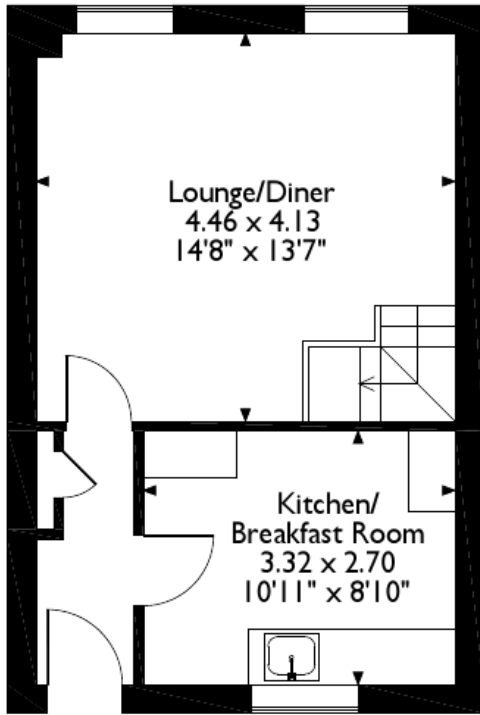
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

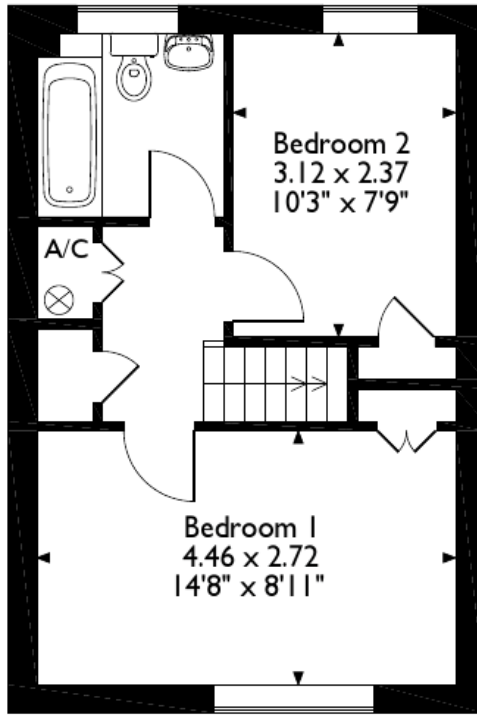


# Central House, HighStreet, Harwich, Essex

## Approximate Gross Internal Area 62 Sq M/668 Sq Ft



**Second Floor**



**Third Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)