



LAMB & CO

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Inspired by property, driven by passion.



VICTORIA STREET, HARWICH, CO12 3AR

PRICE £75,000

Located in the centre of Harwich, this vacant, second floor flat requiring refurbishment. The property benefits from the balance of a 999 year lease and a 25% share of the Freehold and in our opinion would make an ideal investment property or first time buy.

- One Bedroom
- Refurbishment Required
- Balance of 999 Year Lease
- Second Floor Flat
- Separate Study
- Share of Freehold
- Town Centre
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

BEDROOM

13'0" x 11'0" (3.96m x 3.35m)



BATHROOM

8'0" x 5'8" (2.44m x 1.73m)



STUDY

5'3" x 5'0 (1.60m x 1.52m)



KITCHEN

11'1" x 5'3" (3.38m x 1.60m)



LOUNGE

20'6" x 12'4" (6.25m x 3.76m)



OUTSIDE FRONT



Rights & Easements: N/A

Flood Risk: Surface water: Very low. Rivers and seas: Very low

Additional Charges: See leasehold information

Seller's Position: No onward chain

Garden Facing: N/A

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Leasehold Information

Lease Term Remaining: 963

Ground Rent: N/A

Ground Rent Review Period: N/A

Service Charge: N/A

Material Information

Council Tax Band: A

Heating: Electric storage heaters

Services: Mains water and drainage

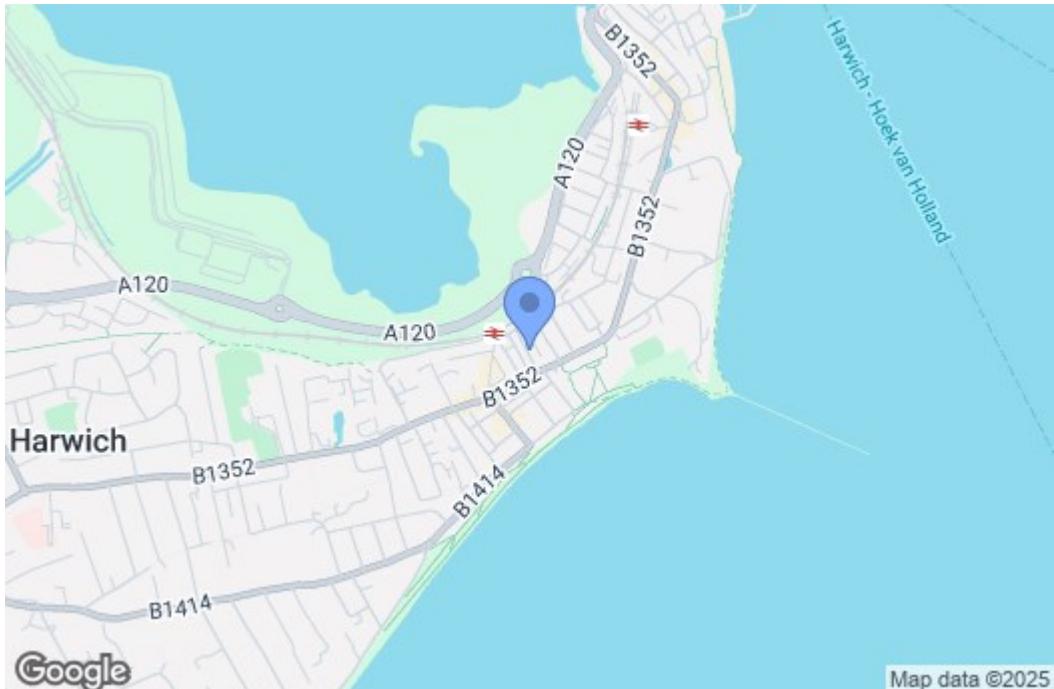
Broadband: Ultrafast

Mobile Coverage: EE & Three likely. O2 and Vodafone limited.

Construction: Standard

Restrictions: N/A

Map

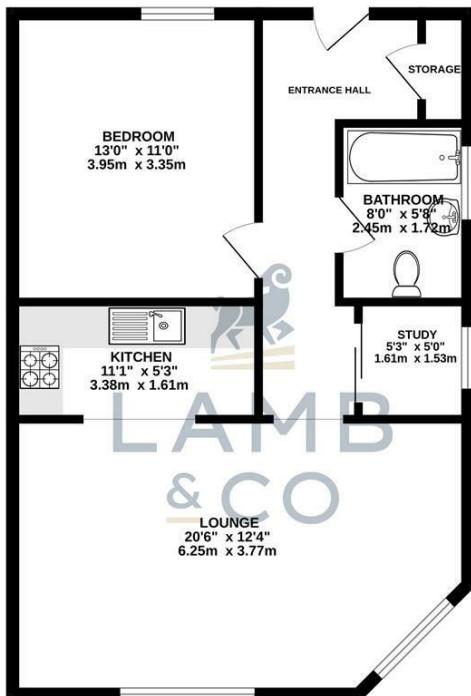


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 616 sq ft (57.2 sq m) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers should not rely on these details and should satisfy themselves as to their suitability or otherwise before making any offer or entering into any contract. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.