



Park Court  
Park Road  
Harwich  
Essex  
CO12

Offers in Excess of £132,000

bettermove

# Park Road

## Harwich

Bettermove are proud to present this 3 bedroom Over 55's retirement flat in Harwich, welcoming cash buyers only and available chain free.

This property benefits from double glazing and electric heating throughout, with one allocated parking space available.

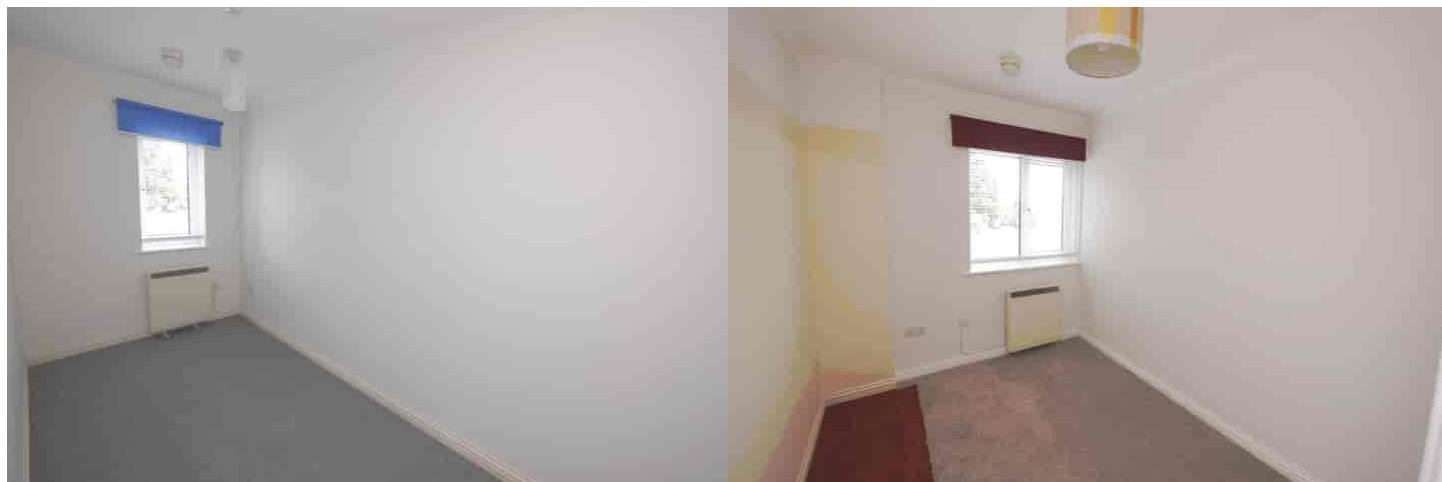
The council tax band is B.

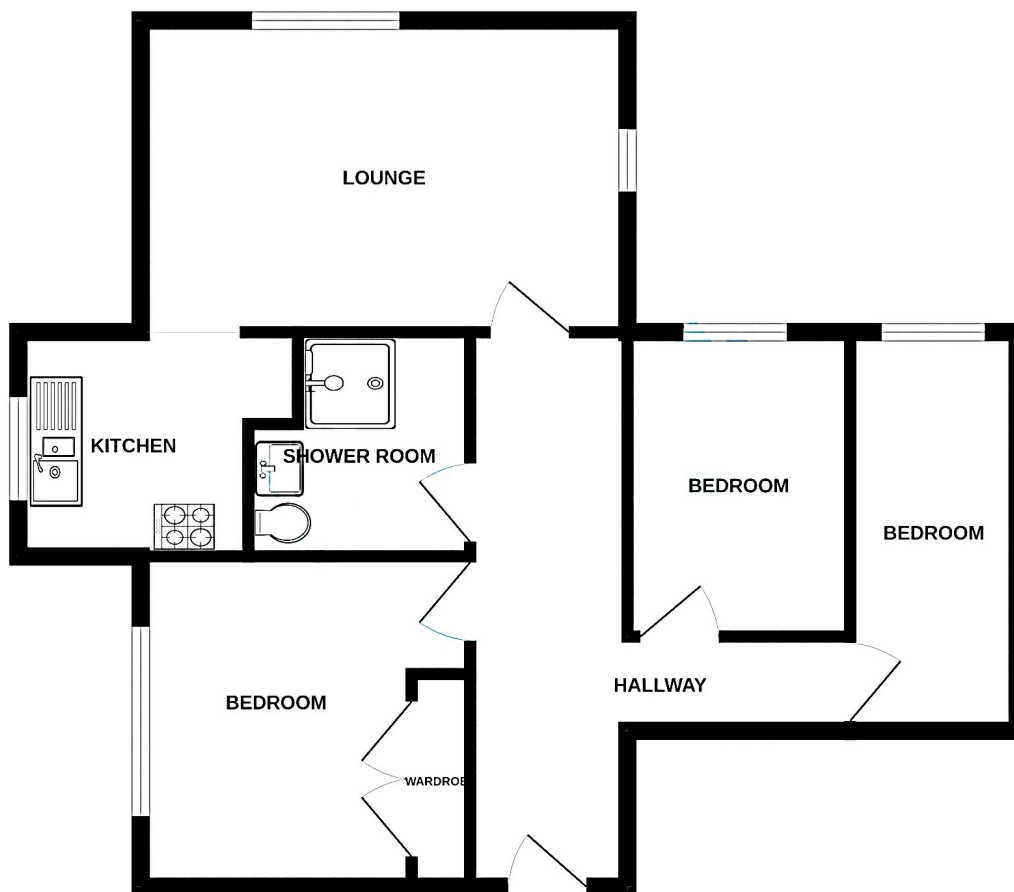
This is a leasehold property with 74 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £925.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, shower room and three good bedrooms.

Located in the popular town of Harwich, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and short distance to the seafront. Excellent transport links can be found from Dovercourt and Harwich Town Railway Stations, a variety of local bus routes, and quick access to the A120.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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