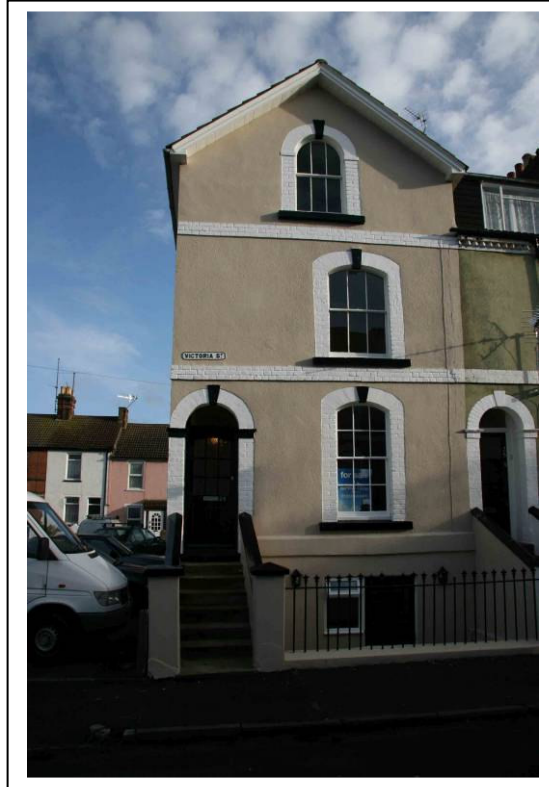


2 Bed Flat – newly refurbished

Lower Flat – 24 East Street – Harwich



- The beautiful old 4 storey building has been converted into 2 large and spacious flats.
- The Conversion has following all the latest building regulations covering all aspects of refurbishment, these include:
 - Full thermal insulation of the entire building – which will lead to greatly reduces energy bills
 - Full sound insulation between both flats – which included the installation of a separating independent ceiling between the flats. This has been tested and passed the building regulations for both airborne sound and impact sound.
 - Linked Fire alarm systems have been installed on each floor and fireproof ceilings and doors have been installed throughout
 - The Installation of a full high efficiency central heating system.
 - The property has been fully rewired electrically to comply with the new NICEIC building specifications.
 - The Entire building has been re-plastered throughout.
 - A new high spec kitchen including Stainless oven, hob and Chimney extractor has been installed
 - A new bathroom with quality mixing taps has been installed.

- All new fixture and fittings have been installed.
- The entire property has had new flooring installed which will be hard wearing and great for the tenant market.
- The entire property has been painted inside and out with neutral colour to appeal to the widest segment of the market.

The Flat includes:

Spacious Lounge flowing onto outside courtyard

4.6m x 3.5m approx



Modern Kitchen flowing onto Garden

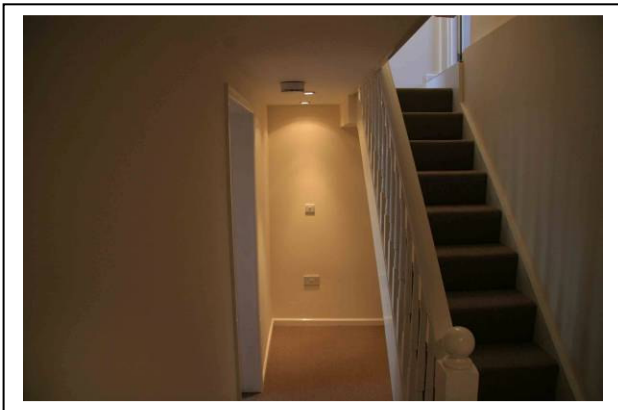


Beautiful Bathroom



Hallway to Upstairs

The is ample room under the stairs to have storage or a small desk/office



Bedroom Master – is a large Double Bedroom
4.6m x 3.5m approx



Bedroom 2 – is another large Double room
3.7m x 3.5m approx



Rear Garden

It has been designed to be very easy to maintain where flower beds are simple to add potted plants. This garden appeals to the professional tenant market. It is ideal for landlords that do not need to worry about how a tenant will leave to garden to grow over.



Construction on the Victoria Street

Victoria Street (The Street to the front of the property) and East Street to the rear of the property, have undergone a face lift over the past 6 months with over 15 of the other properties in the street undergoing full refurbishments. And the council grants upgrading all the architectural railings and facades in the conservation area.

There are currently 4 other properties under going refurbishment at the moment.

The vacant land at the end of the road has been developed into 5 houses.

The street and certainly the area of Harwich is up and coming.

Train Station

The Dovercourt Train Station is a 1 minute walk the front door of the property with good links to Colchester and London.