



**39 St. Johns Court, Felixstowe, IP11 7SG**

**£140,000 LEASEHOLD**

**A beautifully presented recently modernised self contained apartment situated on the second floor of this popular retirement complex designed specifically for purchasers over the age of 60.**

Benefits of the property include a recently re-fitted kitchen with modern high gloss finished units, re-fitted shower room with a contemporary white suite, tasteful re-decorations and new floor covering throughout. The accommodation briefly comprises private entrance hall, lounge, kitchen, one double bedroom with built-in wardrobe and shower room.

The St. Johns Court development is ideally situated a few minutes from the sea and the main town centre shopping thoroughfare. The development was constructed in the late 1980's and offers a host of communal facilities including passenger lift to all floors, security entry system, resident house manager, resident lounge with kitchen, laundry room, guest room and landscaped gardens. Apartment 39 is situated on the second floor facing east overlooking Princes Road. Viewing is highly recommend of this extremely well presented property.

**COMMUNAL RECEPTION HALLWAY** Lift and staircase leading to all levels. Apartment 39 has private entrance door with spy hole.

**ENTRANCE HALL** Economy 7 night storage heater, security entry phone system, smoke detector, large built-in cloaks cupboard housing Ariston energy efficient water heater system, pine slatted shelves.

**LOUNGE 19' x 10' 7" (5.79m x 3.23m)** Economy 7 night storage / convector heater, T.V point, UPVC double glazed window looking out onto Princes Road. Throughway to:-

#### **KITCHEN 8' 2" x 7' 6" (2.49m x 2.29m)**

Recently re-fitted to a high standard comprising high gloss finished units with brushed stainless steel handles, base cupboard and drawers with quartz style work surfaces over, inset stainless steel single drainer sink unit, briquette style tiled splashbacks, matching eye level cupboards with under cupboard lighting, built-in Beko stainless steel oven and microwave, electric four ring hob with concealed extractor hood over, integrated dishwasher, kick space electric convector heater, space for fridge freezer.

#### **BEDROOM 1. 14' 3" to face of wardrobe x 9' 3" (4.34m x 2.82m)**

Mirror fronted double door wardrobe, electric night storage heater, access to loft space, double glazed remote control Velux window to the front aspect.

#### **SHOWER ROOM**

Re-fitted to a high standard comprising walk-in shower with Mira Sport shower unit, glazed screen, wash hand basin with mixer tap and high gloss finished vanity drawers below, low level W.C., waterproof wall coverings, chrome heated towel rail / radiator, extractor fan, fitted wall mirror with LED lighting.

#### **OUTSIDE**

St. Johns Court stands within attractive communal gardens and has car parking available for both residents and visitors.

#### **TENURE**

Leasehold. Remainder of a 99 year lease commencing 1988.

#### **SERVICE CHARGE**

We understand from the vendor that the service charge is £3198.00 per annum to include building insurance, communal cleansing, electricity, gardening, water rates, house manager's salary and general maintenance of the building.

#### **GROUND RENT**

We understand from the vendor that the ground rent is £135.68 per annum.

#### **COUNCIL TAX BAND**

Band B.

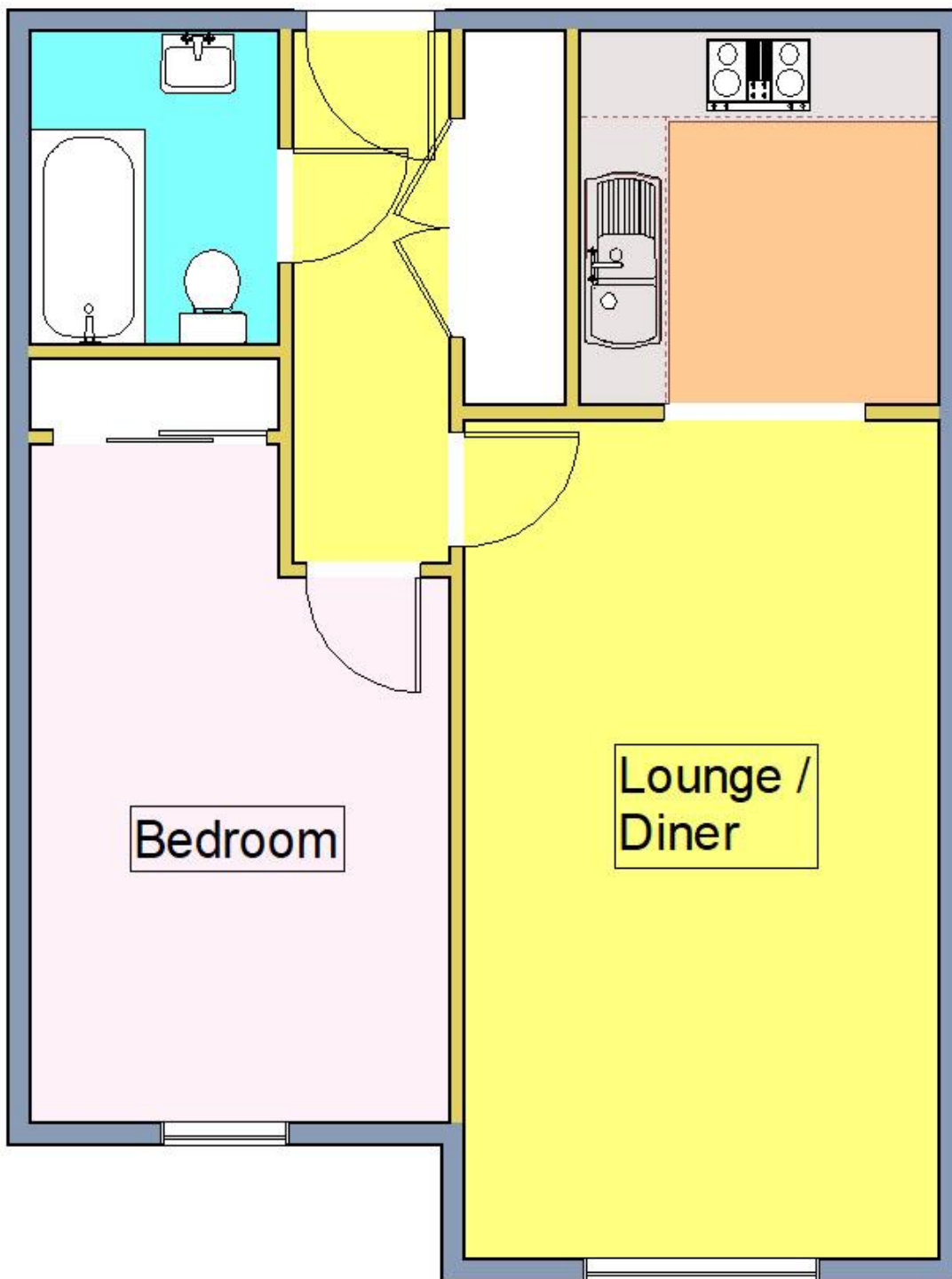
#### **AGENTS NOTE**

Purchasers are advised to satisfy themselves of the full leasehold details and service charge through their solicitor prior to unconditional exchange of contracts.

#### **COUNCIL TAX BAND**

**B**





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