



42 St. Johns Court, Felixstowe, IP11 7SG

£129,500 LEASEHOLD

Situated on the second floor of the popular St. Johns Court retirement development, a one bedroom purpose built apartment offered for sale with no onward chain and benefitting from views over the landscaped inner gardens.

St. Johns Court is a purpose built retirement apartment for residents the age of 60 years of age and over, is well maintained and is ideally situated for access to both Felixstowe's main town centre, seafront and promenade.

Apartment 42 is situated on the second floor and benefits from being well presented, having a fitted kitchen and a modern re-fitted shower room.

Offered for sale with vacant possession and no onward chain, an inspection is advised to appreciate the accommodation on offer.

Communal entrance door leading to:-

COMMUNAL HALLWAY

Access to communal facilities, staircase and also lift facility to each floor. Apartment 42 is situated on the second floor and has wooden entrance door leading to:-

ENTRANCE HALLWAY 10' 10" x 2' 10" (3.3m x 0.86m)

Large double door airing / storage cupboard, electric storage heater, doors leading to:-

WALK-IN STORAGE ROOM 9' 4" x 4' 5" (2.84m x 1.35m)

Access to loft space, two double power sockets and light connected.

LOUNGE 17' 4" x 10' 0" (5.28m x 3.05m)

Two double and two single power sockets, electric storage heater, double glazed window overlooking landscaped communal gardens and throughway leading into:-

KITCHEN 7' 4" x 7' 2" (2.24m x 2.18m)

Fitted and comprising a single drainer sink unit with cupboards under, a range of seven fitted cupboards / eye level units and four drawers in addition to a further double hinged storage cupboard. Space for freestanding refrigerator, fitted four ring hob, oven and extractor hood.

BEDROOM 14' max reducing to 12' 2" x 8' 6" (4.27m x 2.59m)

Built-in wardrobe with double mirror fronted sliding doors, electric storage heater, access to loft space, three double power sockets, large double glazed eye level electric Velux window to rear aspect overlooking communal landscaped gardens.

SHOWER ROOM 7' 2" x 5' 7" (2.18m x 1.7m)

A modern fitted shower room with white suite comprising a double width shower cubicle with wall mounted Triton shower inset, low level W.C., wash hand basin, heated towel rail / radiator, wall mounted strip light with shaver socket, extractor fan.

ABOUT ST JOHNS COURT

Constructed in the 1980's, St. Johns Court is a highly popular retirement development for people the age of 55 years and above.

Ideally situated close to both the main town centre and seafront, the development is popular partly due to the extremely pleasant grounds within which it is set with landscaped gardens being maintained within the annual service charge.

St. Johns Court has a house manager, also a pull cord facility and communal facilities including a residents lounge, a laundry room and hairdressing salon.

The development offers ample off street parking, a guest room and security entrance system.

TENURE

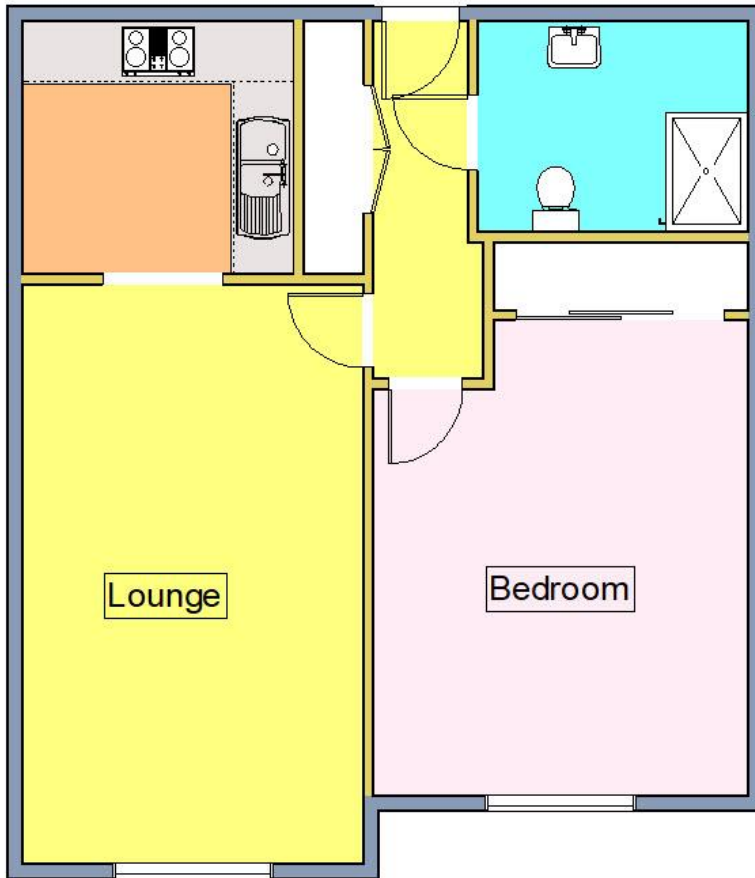
Leasehold - Remainder of a 99 year lease starting in 1988.

SERVICE CHARGE

We understand from the current owner that the service charge is £3198 per annum to include buildings insurance, communal cleansing and electricity, gardening, water rates, the house managers salary and general maintenance of building.

GROUND RENT We understand from the current owner that the Ground Rent is £135.68 per annum.

COUNCIL TAX BAND - B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

