



## 27 St. Johns Court, Felixstowe, IP11 7SG

**£153,950 Leasehold**

A delightful one bedroom first floor managed apartment for people of the age of 60 years or above, set in the popular St. Johns Court retirement development close to Felixstowe's main town centre.

This apartment has the added benefit of having a window in the kitchen and a Juliette Balcony in the bedroom overlooking the communal gardens.

Heating is supplied in the form of modern electric storage heaters and all windows are of double glazed construction.

St. Johns Court is a popular retirement development offering a host of communal facilities including a residents lounge, laundry room, a residential house manager, landscaped communal gardens, residents parking and lift facility to all floors.

Communal entrance door accessed via security entrance system leading to:-

**COMMUNAL ENTRANCE** Apartment 27 is situated on the first floor, which has stairs and lift access. Entrance door leading to:-

**ENTRANCE HALL** Electric storage heater. Phone entry system. Two large storage cupboard, one which house the hot water cylinder.

**LOUNGE 13' 3" x 12' 1" (4.04m x 3.68m)**

Electric radiator. TV point. Window to outside and opening into the kitchen.

**KITCHEN 9' 6" x 5' 7" (2.9m x 1.7m)**

Fitted worktops with storage units above and matching units and drawers below. Stainless steel sink unit with single drainer. Space and plumbing available for washing machine. Hotpoint hob with extractor above. Window to outside.

**BEDROOM 13' 10" (Reducing to 9'3") x 13' 2" (4.22m x 4.01m)**

Electric storage heater. Built in wardrobe with mirror fronted sliding doors. 'Tilt & turn' style window with Juliette balcony overlooking communal gardens.

**SHOWER ROOM 7' 4" x 6' 2" (2.24m x 1.88m)**

Suite comprising; Low level WC, hand wash basin, double width shower cubicle with splash screen. Tiled walls. Heated towel rail. Extractor.

**OUTSIDE** The St. Johns Court development offers attractive communal gardens to both the front, rear and inner aspect in addition to residents parking

**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**  
Band B



