



75 Benbow Court, Capel Drive, Felixstowe, IP11 2FR

£120,000 LEASEHOLD

Located on the popular Cavendish Park development close to local amenities is this second floor two bedroom self contained apartment constructed around 1990 by Messrs Wilcon Homes Ltd.

Seemingly ideal for a first time buyer, the apartment also benefits from allocated off road parking. The accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom.

Benbow Court is an owners occupied building and therefore sub-letting is not permitted.

The property is conveniently located within close proximity to a major supermarket, doctor surgery and a pharmacy and also links to the A14 are also nearby.

A viewing is highly recommended to appreciate the accommodation on offer.

Communal entrance door opening to:-

COMMUNAL HALLWAY

Stairs leading to all floors with number 75 located on the second floor, entrance door opening to:-

ENTRANCE HALL

Storage radiator, phone entry system, airing cupboard housing hot water cylinder, access to loft space, doors to:-

LOUNGE 14' 3" x 11' 7" (4.34m x 3.53m)

Storage radiator, T.V point, double aspect windows, opening to:-

KITCHEN 11' 3" x 5' 10" (3.43m x 1.78m)

Fitted worktops with storage units above and matching storage units and drawers below. Stainless steel sink unit with single drainer, space and plumbing available for washing machine, integrated oven with four ring electric hob and cooker hood above, space for freestanding fridge freezer, window to outside and door to hallway.

BEDROOM 1. 12' 4" x 9' 8" (3.76m x 2.95m)

Electric radiator, window to outside.

BEDROOM 2. 10' 10" x 8' 3" (3.3m x 2.51m)

Electric radiator, window to outside.

BATHROOM 6' 6" x 6' 3" (1.98m x 1.91m)

Suite comprising low level W.C., wash hand basin, panelled bath, part tiled walls, Dimplex wall heater, obscured window.

TENURE

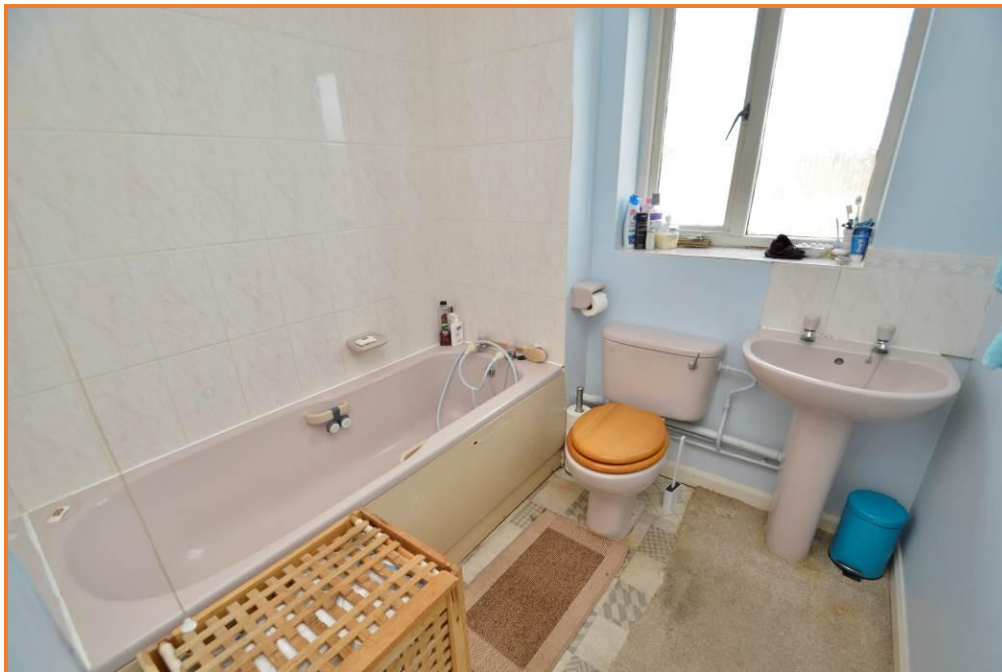
Leasehold - We understand from the current owners that they are in the process of extending the lease to 999 years and this will be finalised before the completion of sale.

SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge and ground rent in place is £87.00 per month.

COUNCIL TAX BAND

Band 'A'



Address: 75 Capel Drive, FELIXSTOWE, IP11 2FR
 RRN: 0320-2388-4240-2997-8565

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



66

74

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC 

