



100B Queens Road, Felixstowe, IP11 7PG

£180,000 Share of Freehold (147 years remaining on lease)

Offered for sale with no onward chain and located within close proximity to the Felixstowe town centre and beach seafront is this top floor two bedroom apartment.

In addition to the two bedrooms the property benefits from having two balconies, partial sea views and has a 1/3 share of the freehold.

The accommodation in brief comprises; entrance door, entrance hall, lounge, kitchen/diner, two bedrooms and a bathroom.

Personal entrance door to:

ENTRANCE HALL

Stairs from the ground floor, electric storage heater, airing cupboard and two further storage cupboards. Doors to:

LOUNGE 20' 4" x 12' 5" (6.2m x 3.78m)

Electric radiator. TV point. Eaves storage. Window to front aspect and further window to side aspect with a partial sea view. French doors opening onto:

BALCONY

Railed balcony was sea views to the side.

KITCHEN 15' 10" x 9' 11" (4.83m x 3.02m)

Fitted worktops with storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap and single drainer. Integrated oven with hob above. Vinyl flooring. Window to side aspect and French doors opening onto:

REAR BALCONY

Accessed from the kitchen, railed balcony with distant sea view.

BEDROOM ONE 13' 3" reducing to 9'1" x 12' 4" (4.04m x 3.76m)

Window to rear aspect. Electric storage heater.

BEDROOM TWO 12' 4" x 8' 5" (3.76m x 2.57m)

Window to side aspect. Period feature fireplace.

BATHROOM 8' 8" x 6' (2.64m x 1.83m)

Suite comprising; low level WC, hand wash basin, panelled bath with shower overhead. Tiled walls. Obscured window to the side aspect.

TENURE

Share of freehold - with a 147 year remaining lease.

GROUND RENT & SERVICE CHARGE

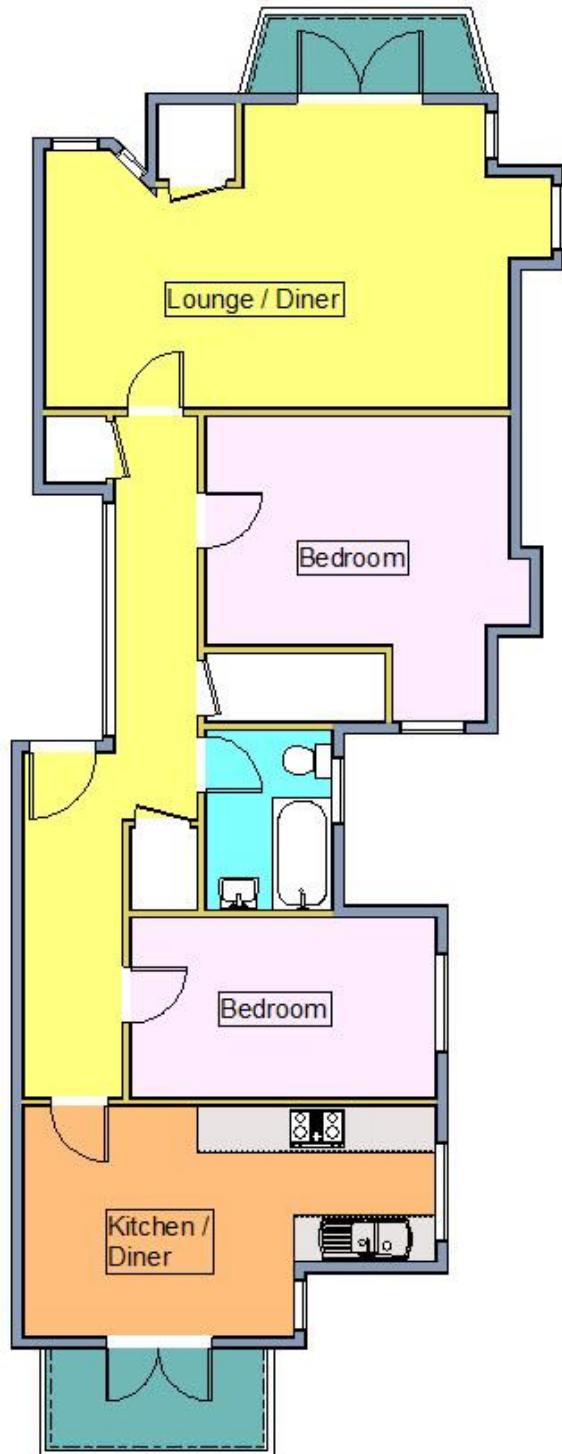
As the property has a share of the freehold there is no ground rent. There is also no set service charge, any work required is split three ways with the other freeholders.

The external maintenance of the building has recently been completed.

COUNCIL TAX

Band 'A'





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			