



## Flat 2, 25 Langer Road, Felixstowe, IP11 2BP

**£155,000 LEASEHOLD**

Offered for sale with no onward chain and situated within close proximity to the Felixstowe seafront and promenade is this two bedroom maisonette.

Being seemingly ideal for a first time buyer or investor the accommodation in brief comprises entrance hall, lounge, kitchen, bedroom and bathroom. On the top floor is a further bedroom.

Heating is supplied in the form of gas central heating to radiators and windows are of double glazed construction.

Additionally the property benefits from a long lease, allocated off road parking and is located a short distance away from local shops and amenities as well as the seafront.

UPVC entrance door opening into:

#### **COMMUNAL HALLWAY**

Entrance door to flat 2, with stairs leading up to:

#### **ENTRANCE HALL**

Stairs leading to the second floor and doors to:

#### **LOUNGE 12' 1" x 11' 6" (3.68m x 3.51m)**

Radiator. Window to rear aspect. Gas feature fire.

#### **KITCHEN 9' 10" x 6' 4" (3m x 1.93m)**

Fitted worktops with matching splashback. Fitted storage units above with matching units and drawers below. One and a half bowl ceramic sink unit with mixer tap and single drainer. Space and plumbing available for washing machine. Integrated double oven with four ring hob above. Window to front aspect.

#### **BEDROOM TWO 13' x 10' 2" (3.96m x 3.1m)**

Radiator. Window to front aspect.

#### **BATHROOM 8' 11" x 7' 6" (2.72m x 2.29m)**

Suite comprising; Low level WC, hand wash basin, panelled bath with shower over. Tiles walls and flooring. Two windows to side aspect.

#### **TOP FLOOR LANDING**

Access to eaves storage. Door to:

#### **BEDROOM ONE 13' 6" x 13' 4" (4.11m x 4.06m)**

Radiator. Velux window to rear aspect.

#### **TENURE**

Leasehold. We understand from the current owner that there is approximately 159 years remaining on the lease.

#### **PARKING**

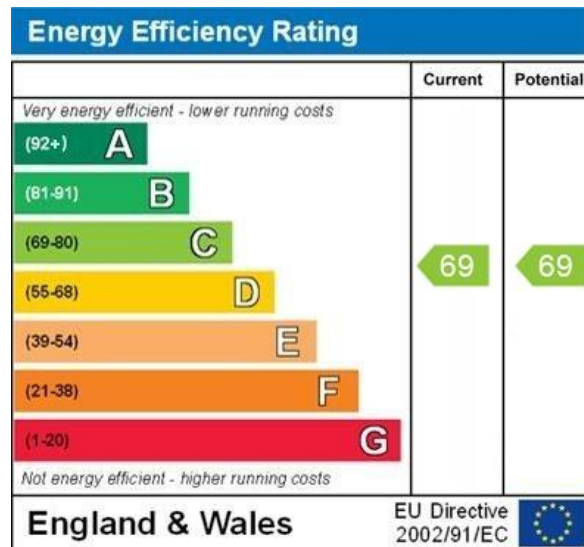
To the rear of the property is one allocated off road parking space.

#### **GROUND RENT & SERVICE CHARGE**

We understand from the current owner that the Ground Rent is £25 every 6 months and there is no set service charge, any work to the building is split 50/50 with the ground floor flat. Buildings insurance for the period March 2023 to March 2024 was £540.50.

#### **COUNCIL TAX**

Band 'A'



WWW.EPC4U.COM





STAIRCASE



FLOOR PLAN



FLOOR PLAN