



## 7 Croutel Road, Felixstowe, IP11 7EF

**£355,000 LEASEHOLD (50% Share of Freehold)**

An exceptionally well presented and fully modernised spacious two-bedroom ground floor apartment located in a popular established residential location close to Felixstowe's main town centre but also within walking distance of the seafront at Cobbold's Point.

In addition to the two bedrooms further accommodation consists of a lounge, fitted kitchen/dining room, en-suite shower room, entrance hallway and a conservatory.

The apartment has the specific benefit of owning the entire rear garden at the property which is a good size, offers a mainly westerly aspect, is well maintained, mainly laid to lawn and also houses an octagonal summer house.

The apartment has undergone extensive modernisation and improvements within recent years with the majority of the works having been carried out by Laflins builders.

Heating is supplied in the form of gas fired central heating to radiators, windows are of double glazed construction and engineered oak flooring features to most living areas.

The property offers off street parking for two vehicles and benefits from owning a 50% share of the Freehold with a new lease of 999 years.

Being rarely available to the market and being located close to the main town centre an internal inspection is strongly advised in order to appreciate the nature of the accommodation on offer.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

With leaded stained glass inner and side panel leading to :-

#### **COMMUNAL ENTRANCE PORCH 5' 6" x 3' (1.68m x 0.91m)**

Engineered oak flooring and composite double glazed entrance door leading to :-

#### **ENTRANCE HALL 12' max x 10' max (3.66m x 3.05m)**

'L' shaped, engineered oak flooring, mains connected smoke detector, recessed LED spotlights, radiator, doors leading to :-

#### **CLOAKROOM 6' 3" x 3' 6" (1.91m x 1.07m)**

Fitted with a modern suite comprising low level WC, wash hand basin with mixer taps and storage cupboards beneath, heated towel rail/radiator, extractor fan, recessed LED spotlights.

#### **LOUNGE 16' 5" x 13' (5m x 3.96m)**

Featuring engineered oak flooring and flame effect electric fire set within mock fire place, ceiling rose, radiator, 9ft ceiling height, windows to rear aspect and part glazed original doorway leading to :-

#### **SUN ROOM / CONSERVATORY 12' 8" x 8' (3.86m x 2.44m)**

Of UPVC double glazed construction on brick cavity wall base with pitched roof and tiled flooring. Ten fanlight window openings, UPVC double glazed door leading to outside.

#### **KITCHEN/DINING ROOM 17' 3" x 12' maximum (5.26m x 3.66m)**

An open plan room consisting of :-

#### **KITCHEN AREA 8' 5" x 6' 2" (2.57m x 1.88m)**

Fitted and comprising a single drainer sink unit with mixer taps and cupboards under, fitted drawers, fitted cupboards and integrated washing machine, four ring Halogen hob, oven, stainless steel splashback and extractor hood, part tiled wall surfaces, tiled flooring, recessed LED spotlights, window to side aspect.

#### **DINING AREA 12' x 11' 6" (3.66m x 3.51m)**

Featuring tiled flooring, fitted dresser with drawers, storage space and glazed display area above, concealed Baxi boiler serving domestic hot water supply and central heating, fitted cupboards, integrated fridge, built in pantry style cupboard, also further under stairs storage cupboard / pantry, radiator, tiled flooring, recessed LED spotlights, UPVC double glazed window to front aspect, part glazed door leading to :-

### **SIDE ENTRANCE PORCH 26' 4" x 5' 8" max reducing to 3' 2" (8.03m x 0.97m)**

With polycarbonate roof, UPVC double glazed windows overlooking rear garden and UPVC double glazed doors allowing access to both front and rear of the property.

### **BEDROOM 1 15' 6" max x 12' 6" max (4.72m x 3.81m)**

Engineered oak flooring, 9ft ceiling height, radiator, recessed LED spotlights, UPVC double glazed window to rear aspect and door leading to :-

### **EN-SUITE SHOWER ROOM 8' 4" x 6' 6" (2.54m x 1.98m)**

Fully tiled wall surfaces, a modern fitted shower room comprising floor level shower tray with shower inset with overhead and side spray. Glazed shower screen, low level WC, wash hand basin with mixer taps and storage cupboards beneath, tiled flooring, large built in storage cupboard, recessed LED spotlights, heated towel rail/radiator, mirror with courtesy lighting, UPVC double glazed window to rear aspect.

### **BEDROOM 2 13' x 11' (3.96m x 3.35m)**

Engineered oak flooring, radiator, 9ft ceiling height, central ceiling rose, UPVC double glazed window to front aspect.

**OUTSIDE** The property stands recessed from Felixstowe's Croutel Road and has parking to the front aspect and an enclosed garden to the rear aspect.

The rear garden is approximately 50' x 44', is established and enclosed with mainly westerly aspect, featuring a patio / terrace leading to area laid to lawn. Flower and shrub borders, established but well maintained shaped Norway Spruce and Lilac tree. Two storage sheds, the first with a pitched roof and measuring 9'8" x 7'10" and the other with a sloping roof measuring 12'7" x 6'8" with light and power connected, also an octagonal summer house, imported from Berlin, 9'7" x 9'6" with light and power connected.

### **FRONT ASPECT**

A block paved driveway / standing area shared between ground floor and first floor apartment offers considerable parking with parking being available to the ground floor apartment for at least two vehicles. The front garden is enclosed by wall and fencing and also features flower bed.

### **TENURE**

Leasehold (50% share of Freehold)

### **LEASE**

We understand from the vendors that the property benefits from a recently commenced lease of 999 years.

### **GROUND RENT**

We understand no ground rent is payable on the property.

### **SERVICE CHARGE**

We understand no specific service charge is payable on the property but that the total cost of insurance for the building is divided 50/50 between the two apartments within the building.

**COUNCIL TAX** - Band 'B'

Address: 7 Croutel Road, FELIXSTOWE, IP11 7EF  
RRN: 0390-2448-0350-2704-0761







