



## 7A Croutel Road, Felixstowe, IP11 7EF

**£330,000 LEASEHOLD (50% Share of Freehold)**

Occupying the entire first floor of a two-storey dwelling a spacious well presented two / three bedroom apartment having undergone extensive modernisation and improvements in recent years and located in a popular established location close to the main town centre and seafront at Cobbolds Point

In addition to the two / three bedrooms further accommodation consists of a spacious open plan hallway / landing area, lounge, fitted kitchen / dining room, bathroom and separate cloakroom.

Engineered oak flooring features to all living rooms within the apartment, whilst heating is supplied in the form of gas fired central heating to radiators. All windows are of double glazed construction.

The property has undergone extensive modernisation in recent years with works having been carried out by Laflin builders.

Whilst a leasehold apartment, the property is sold with a 50% share in the freehold of the building with the recent addition of a 999 year lease.

Rarely available to the market and offering spacious and well proportioned living accommodation an internal inspection is advised to fully appreciate the accommodation on offer.

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

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

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

Engineered oak flooring and part glazed door leading to :-

#### **ENTRANCE LOBBY**

With engineered oak flooring, radiator, recessed LED spotlight and winding staircase leading to :-

#### **SPACIOUS OPEN PLAN HALLWAY 19' 5" x 13'4 max reducing to 10' 1" (5.92m x 3.07m)**

Engineered oak flooring, radiator, mains connected smoke detector, recessed LED spotlights, built in storage cupboard with further storage space above, access via pull down loft ladder to spacious and part boarded loft space, UPVC double glazed window to front aspect, doors leading to :-

#### **CLOAKROOM 4' 11" x 4' 1" (1.5m x 1.24m)**

Low level WC, tiled flooring, recessed LED spotlights, heated towel rail/radiator, UPVC double glazed window to side aspect.

#### **LOUNGE 16' 7" x 13' 2" (5.05m x NaNm)**

Engineered oak flooring, radiator, central ceiling rose, 8'4" ceiling, UPVC double glazed window to rear aspect.

#### **KITCHEN / DINING ROOM 12' 7" x 9' 2" (3.84m x 2.79m)**

Refitted comprising a single drainer one and a half bowl Lamona sink unit with mixer taps and storage cupboards beneath, fitted drawers, cupboards, units and work surfaces, ceramic four ring touch control hob, extractor hood, microwave combi oven and oven, integrated frost free fridge/freezer, integrated dishwasher, integrated washing machine, part tiled wall surfaces, concealed Baxi combination boiler serving domestic hot water supply and central heating, tiled flooring, recessed LED spotlights, UPVC double glazed window to rear aspect.

#### **BEDROOM 1 12' 1" x 11' 7" (3.68m x 3.53m)**

Engineered oak flooring, radiator, narrow built in full height shelved cupboard, ceiling rose, UPVC double glazed window to front aspect.

#### **BEDROOM 2 13' 1" x 11' 1" (3.99m x 3.38m)**

Engineered oak flooring, ornamental fire place, radiator, central ceiling rose, UPVC double glazed window to front aspect.



### BEDROOM 3 / STUDY 9' 6" max reducing to 8' x 5' 10" (2.9m x 1.78m)

Engineered oak flooring, radiator, UPVC double glazed window to rear aspect.

### BATHROOM 9' 4" max reducing to 8'2 x 8' 5" (2.84m x 2.57m)

Fitted with a modern white suite, fully tiled wall and floor surfaces, comprising panelled bath with side mixer taps and shower with overhead and side spray. Glazed shower screen, low level WC, wash hand basin, heated towel rail / radiator, recessed LED spotlights, extractor fan, UPVC double glazed window to rear aspect.

### OUTSIDE

To the front of the property is a block paved driveway / standing area, shared with the ground floor apartment and enabling off street parking to the first-floor apartment for at least two vehicles. The front garden also has an established floral bed, a gate allowing access and is enclosed by wall and fencing.

### 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

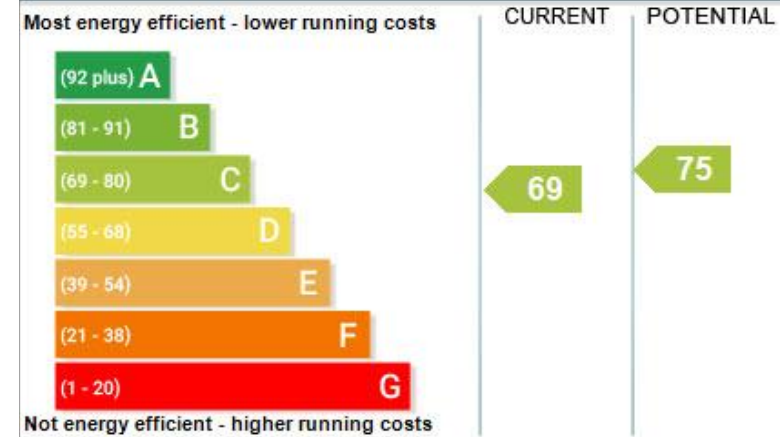
We understand no specific service charge is payable on the property but that the total cost of insurance for the building is divided 50/50 between the two apartments within the building.

**COUNCIL TAX** - Band 'B'

Address: 7a Croutel Road, FELIXSTOWE, IP11 7EF

RRN: 1434-1725-9300-0428-7206

### Energy Rating



England & Wales

EU Directive  
2002/91/EC

