



26 Homeorr House, Felix Road, Felixstowe, IP11 7EH

£100,000 LEASEHOLD

Offered for sale with no onward chain, a purpose built one bedroom, first floor retirement apartment situated in the popular Homeorr House development within close proximity to Felixstowe's main town centre.

In addition to the one bedroom accommodation consists of a good sized hallway, a lounge/dining room, modern refitted kitchen and a modern refitted shower room.

Heating is supplied in the form of electric storage heaters and all windows are of double glazed construction.

Homeorr House is a popular retirement development offering a host of facilities, including a residents lounge, house manager's office, a laundry room, landscaped gardens and residents parking situated to the rear.

The development is accessed via a security entry system from Felix Road.

Felixstowe's main town centre is just a short walk from the development where public transport links can be found to Ipswich, Suffolk's county town.

SECURITY ENTRANCE DOOR Leading to communal entrance porch. Leading into :-

COMMUNAL FOYER With access to the house manager's office, communal lounge, laundry room, staircase, lifts operating all floors. Apartment 26 is located on the first floor with entrance door opening into:

ENTRANCE HALL 8' x 3' (2.44m x 0.91m)

Door entry system. Storage cupboard housing Ariston electric water heater.

Doors to:

LOUNGE 17' 7" x 10' 7" (5.36m x 3.23m)

Heatstore modern electric storage radiator. Window to front aspect. TV point.

Wall lights and opening into:

KITCHEN 7' 4" x 5' 5" (2.24m x 1.65m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap and single drainer. Integrated electric oven with four ring electric hob and cooker hood above. Space for free standing fridge/freezer.

BEDROOM 12' 1" x 8' 8" (3.68m x 2.64m)

Electric storage radiator. Window to front aspect. Fitted wardrobes.

SHOWER ROOM 6' 8' into bay reducing to 12' 6" x 5' 4" (2.03m x 1.63m)

Modern replacement suite comprising; Low level WC, hand wash basin, corner shower. Fully tiled walls and floor. Heated towel rail. Extractor.

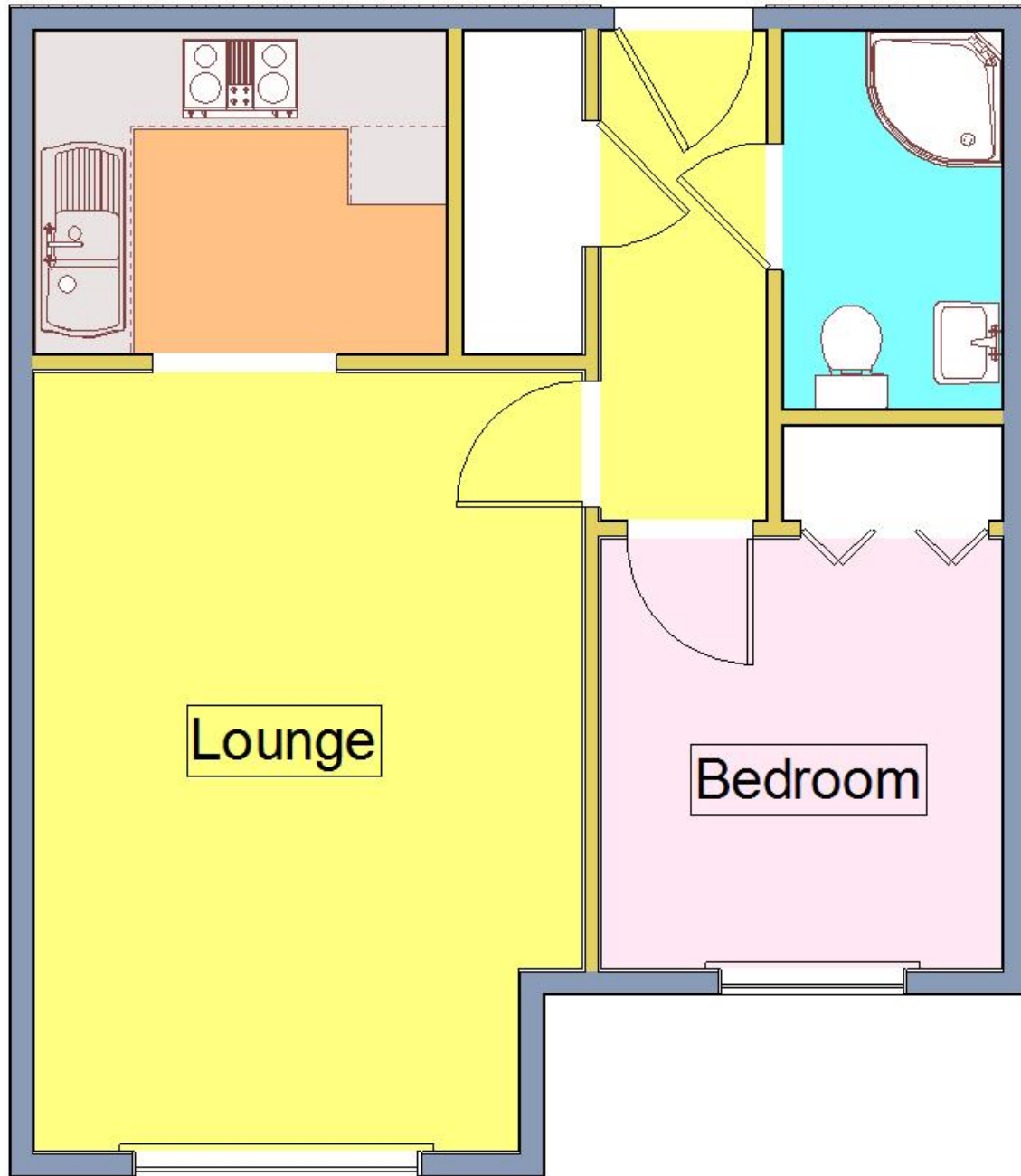
HOMEORR HOUSE Homeorr House is a retirement development situated on the corner of Gainsborough and Felix Road in Felixstowe and has landscaped communal gardens situated to the rear of the building in addition to residents parking.

TENURE Leasehold - The remainder of a 99 year lease dating from June 1986 (approximately 62 years remaining).

GROUND RENT & SERVICE CHARGE We understand from the current owner that the current ground rent is £439 per annum and the service charge is £2,000 per annum.

COUNCIL TAX Band 'B'





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	86