



## 7 Harvest Court, Cobbold Road, Felixstowe, IP11 7SZ

**£160,000 LEASEHOLD**

Situated on the first floor of the popular Harvest Court development for the over 55s is this two bedroom apartment with a garage offered for sale with no onward chain.

In addition to the two bedrooms Harvest Court benefits from a communal car park with communal gardens, a house manager and a lift facility.

The accommodation of the apartment in brief comprises entrance hall with ample storage cupboards, lounge, kitchen/diner, two bedrooms with built in wardrobes in bedroom one, and a bathroom.

Windows are of double glazed construction.

Harvest Court is located a short distance away from the Felixstowe town centre and beach promenade.

Being one of the rare few apartments to come with a garage a viewing is highly recommended to appreciate the accommodation on offer.

#### **COMMUNAL ENTRANCE DOOR**

With secure phone entry system opening into :-

#### **COMMUNAL HALLWAY**

Individual postbox, stairs and lift facilities to all floors, apartment 7 is located on the first floor.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALL**

Electric storage radiator, storage cupboard with further large airing cupboard housing Economy 7 hot water cylinder and doors to :-

#### **LOUNGE 14' 4" x 12' 11" (4.37m x 3.94m)**

Electric storage radiator, TV point, window to front aspect, phone entry system and a door opening into :-

#### **KITCHEN/DINING ROOM 14' 3" x 8' 10" (4.34m x 2.69m)**

Fitted worktops with storage units above and matching storage units and drawers below, part tiled walls, composite sink unit with mixer tap and single drainer, eye level integrated AEG double oven with a further four ring electric hob with cooker hood above, appliances such as washing machine and fridge freezer to be left in the property, electric storage radiator, emergency pull cord, window to rear aspect.

#### **BEDROOM 1 15' 1" x 10' 9" (4.6m x 3.28m)**

Electric storage radiator, window to rear aspect, wall lined fitted wardrobes.

#### **BEDROOM 2 11' x 8' 10" plus door recess (3.35m x 2.69m)**

Electric panel radiator, emergency pull cord, window to rear aspect.

#### **BATHROOM 9' 10" x 5' 2" (3m x 1.57m)**

Suite comprising low level WC, hand wash basin with storage cupboards underneath and a walk in bath unit with mixer tap and electric shower over, tiled walls, heated towel rail, dimplex wall heater, emergency pull cord and obscure window to the side aspect.

#### **GARAGE 19' x 8' 6" (5.79m x 2.59m)**

Garage number 13 with up and over door, light and power connected.

#### **OUTSIDE**

Harvest Court has communal gardens surrounding the building as well as a communal car park.

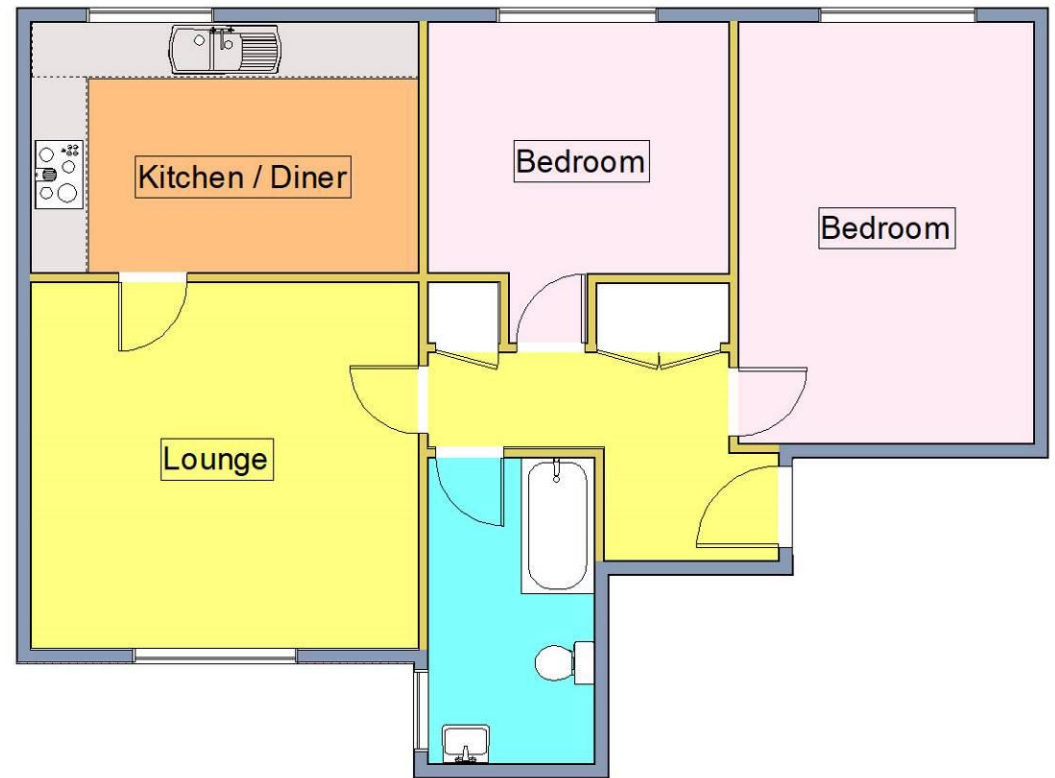
## TENURE - LEASEHOLD

With 64 years remaining on the lease.

## SERVICE CHARGE & GROUND RENT

We understand from the current owners that the current service charge is £4279.46 payable in two installments per year and the ground rent is a total sum of £194.34 payable in two installments a year.

**COUNCIL TAX** Band 'C'



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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