



## 19 Coastguard Walk, Felixstowe, IP11 2GB

**£250,000 LEASEHOLD**

Offered for sale with no onward chain and benefitting from stunning sea views from both the bedrooms and the lounge, is this second floor two bedroom, two bathroom apartment.

Built by the Bloor Homes group of developers in 2013 the apartment also benefits from a garage, allocated off road parking, two Juliet balconies and an en-suite shower room to bedroom one.

The accommodation in brief comprises entrance hall, open plan lounge/kitchen, two bedrooms with en-suite to bedroom one and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The current owner is looking to sell the apartment fully furnished which could prove to be beneficial for a buyer looking for an investment or second home.

A viewing is highly recommended to appreciate the modern accommodation on offer.

#### **STEPS LEADING UPTO THE COMMUNAL ENTRANCE DOOR**

Opening into :-

#### **COMMUNAL HALLWAY**

Stairs and lift access to all floors, number 19 is located on the 2nd floor.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALL**

'L' shaped entrance hall, radiator, large storage cupboard and doors to :-

#### **LOUNGE/KITCHEN 21' x 13' 6" (6.4m x 4.11m)**

#### **LOUNGE AREA 13' 6" x 12' 3" (4.11m x 3.73m)**

Two radiators, TV point, storage cupboard, Juliet balcony overlooking the Martello Tower, the green and sea views, opening into :-

#### **KITCHEN AREA 9' 10" x 8' 8" (3m x 2.64m)**

Fitted worktops with a matching splashback, high gloss storage units above and matching storage units and drawers below, integrated appliances such as a fridge/freezer, Hotpoint electric oven and four ring hob and cooker hood above, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for either a washing machine or dishwasher, tiled flooring, cupboard housing the Alpha combi boiler.

#### **BEDROOM 1 12' 9" x 10' 7" (3.89m x 3.23m)**

Radiator, window to side aspect with sea views, Juliet balcony to front aspect with sea views and a door into :-

#### **EN-SUITE SHOWER ROOM 8' 5" x 4' 8" (2.57m x 1.42m)**

Modern suite comprising low level WC, hand wash basin with mixer tap, walk in shower, part tiled walls, tiled flooring, heated towel rail, shaver point, extractor and obscured window to the side aspect.

#### **BEDROOM 2 10' 4" x 8' 10" (3.15m x 2.69m)**

Radiator, window to front aspect with sea views.

#### **BATHROOM 6' 10" x 6' 3" (2.08m x 1.91m)**

Modern suite comprising low level WC, hand wash basin with mixer tap, panel bath with mixer tap and shower over, part tiled walls, tiled flooring, heated towel rail, shaver point, extractor.

#### **OUTSIDE**

To the rear of the complex is one allocated off road parking space in front of the garage, communal bin store.

#### **GARAGE**

Up and over door. The allocated off road parking space is in front of the garage.

## TENURE - LEASEHOLD

With the remainder of 125 year lease dated from 1st January 2013.

## SERVICE CHARGE & GROUND RENT

We understand from the current owner that the current service and ground rent is approximately £1200 paid every six months.

## COUNCIL TAX

Band 'B'





