



23 Harvest House, Cobbold Road, IP11 7SP

£140,000 LEASEHOLD

Offered for sale with no onward chain is this modernised, recently redecorated and newly carpeted, self contained apartment, situated on the first floor of the magnificent Harvest House development, available specifically for persons age 55 years and older.

The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, bathroom and a good size double bedroom. Further benefits include modern electric thermostatically controlled wifi radiators, and within the development there are two passenger lifts serving all floors, security entry phone system and communal areas for use of the residents including the elegant ballroom, dining hall and conservatory.

Additionally within Harvest House there is a resident House Manager, a chapel, communal laundry room with washing machines and dryers available. Harvest House is conveniently situated in an elevated cliff top position with views from the communal gardens of the sea and is within less than ten minutes walk from the main town centre thoroughfare.

COMMUNAL SECURITY ENTRANCE DOOR

Opening to :-

COMMUNAL RECEPTION HALL

With stairs and lift to all floors, personal door opening to :-

ENTRANCE HALL

Built in airing cupboard with water tank and pine slatted shelves, modern electric thermostatically controlled wifi radiator, security entry phone handset.

LOUNGE/DINING ROOM

DINING AREA 15' 4" x 8' 3" (4.67m x 2.51m)

Modern electric thermostatically controlled wifi radiators , window to the east aspect, throughway to :-

LOUNGE AREA 18' x 9' 8" (5.49m x 2.95m)

Modern electric thermostatically controlled wifi radiators, TV point, window to the north aspect.

KITCHEN 11' 2" x 7' 4" (3.4m x 2.24m)

Fitted with a comprehensive range of Anthracite cupboards, modern high gloss finished units comprising base cupboards and drawers with work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards with downlighters, built in Hotpoint double oven, space and plumbing for automatic washing machine, Hotpoint slimline dishwasher, ceramic electric cooker with four ring hob, stainless steel and glass extractor hood, Perspex splashback, matching eye level cupboards, Anthracite coloured vertical radiator/towel rail, laminate tile effect flooring, wine rack, space for fridge/freezer, window to the east aspect.

BEDROOM 15' 3" x 13' 2" (4.65m x 4.01m)

Electric wifi thermostatically controlled radiator, three windows to the east aspect.

BATHROOM/SHOWER ROOM

Re-fitted with a modern white suite comprising panel bath with mixer tap, glazed corner shower cubicle with tiled surround and twin head shower unit, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail/radiator, laminate tile effect flooring, window to the east aspect.

TENURE - LEASEHOLD

Remainder of a 99 year lease commencing 1987 (approximately 61 years left. We understand from the vendor that the cost to extend the lease to 999 years is approximately £3,400 however any interested applicant is advised to confirm this at point of sale).

GROUND RENT

£100 per annum (payable in two six monthly instalments.)

SERVICE CHARGE

We understand from the vendor that the current service charge is approximately £4308.00 per annum (payable in two six monthly instalments)

OUTSIDE

Harvest House stands within magnificent, landscaped gardens approximately two acres in size which are maintained by a contract gardener and are open for use for the residents throughout the year. Residents parking is available to both the east and west of the building with both resident and visitor spaces available.

COUNCIL TAX

Band 'B'



Address: 23 Harvest House, Cobbold Road, FELIXSTOWE, IP11 7 SP
RRN: 0884-3040-4208-5624-7204







