



Ground Floor Flat, 62 High Road West, Felixstowe, IP11 9JE

£195,000 LEASEHOLD (SHARE OF FREEHOLD)

Located within close proximity to Felixstowe town centre is this rarely available 1930s purpose built, bay fronted, two bedroom ground floor apartment.

In addition to the two bedrooms the property benefits from off road parking, a private rear garden, modern kitchen, modern bathroom and a share of the freehold.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, two bedrooms, bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The apartment is conveniently located within close proximity to Felixstowe town centre, train station, links to the A14 and local schooling with Ofsted ratings of Good.

Seemingly ideal for a first time buyer or buy to let investor, a viewing is highly recommended.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Laminate flooring, Anthracite vertical radiator, storage cupboard and doors to :-

LOUNGE/DINER 16' 4" into bay x 11' 10" (4.98m x 3.61m)

Bay window to the front aspect, two radiators, TV point, laminate flooring, picture rail, wall lights.

KITCHEN 9' 5" x 8' 11" (2.87m x 2.72m)

Marble effect fitted worktops with matching upstands, shaker style units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, further space for a free standing fridge/freezer, Neff eye level double oven and matching Neff four ring induction hob with cooker hood above, laminate flooring, windows to both rear and side aspect, door to outside.

BEDROOM 1 12' 11" x 10' 11" (3.94m x 3.33m)

Laminate flooring, Anthracite vertical radiator, picture rail, wall lights, French doors opening out onto the rear garden.

BEDROOM 2 9' x 7' 11" (2.74m x 2.41m)

Laminate flooring, radiator, window to front aspect, picture rail.

BATHROOM 6' 9" x 5' 9" (2.06m x 1.75m)

Modern refitted suite comprising low level WC, hand wash basin with mixer tap, panel bath with mixer tap and electric shower over, fitted shower screen, part tiled walls, heated towel rail, extractor and obscured window to the side aspect.

OUTSIDE

To the front of the property there is a driveway allowing off road parking for one car, shared between the two apartments. The remainder of the communal front garden has various shrub and plant borders, garden path leading to the entrance doors, side access gate leading into the communal garden area, with a further gate opening into the private rear garden. This comprises a good size patio area opening out onto the lawn area which is enclosed by fencing, outside tap, outside lighting, storage shed.

TENURE

Leasehold - with 50/50 share of Freehold. The lease has 121 years remaining.

GROUND RENT & SERVICE CHARGE

As the property has a 50/50 share of the Freehold there is no ground rent. We understand from the current owner there is no set service charge, any work required is split with the apartment above, including the buildings insurance.

COUNCIL TAX

Band 'A'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



