



Flat 6 Landguard Court, 58 Sea Road, Felixstowe, IP11 2EP

£160,000 LEASEHOLD

Offered for sale with no onward and benefitting from outstanding sea views to the front aspect, is this first floor two bedroom apartment located on Felixstowe seafront.

Being seemingly ideal for a first time buyer or investment purchase the accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms, shower room.

The property benefits from sea views from the lounge, kitchen and both the bedrooms. Windows are of double glazed construction. Additional benefits include a communal car park with allocated off road parking and further visitor spaces

Landguard Court is located on Sea Road and is within close proximity to the Felixstowe Pier and Boardwalk café, family areas including amusements, Beach Street Market and SeaYou café/restaurant, Felixstowe Town Centre is approximately one and a half mile away.

COMMUNAL ENTRANCE DOOR - COMMUNAL HALLWAY

Stairs leading up to all floors. Apartment 6 is located on the first floor with a further door opening into :-

COVERED ENTRANCE BALCONY Tiled flooring, overlooks communal car park, entrance door opening into :-

ENTRANCE HALL

Secure phone entry system, modern electric radiator, large storage cupboard, further airing cupboard housing hot water tank, space and plumbing available for a washing machine, doors to :-

LOUNGE 13' 8" x 9' 8" (4.17m x 2.95m)

Windows to both front and side aspect with sea views, electric feature fire place, TV point.

KITCHEN 10' 1" x 7' 2" (3.07m x 2.18m)

Fitted worktops with a tiled splashback, fitted storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, breakfast bar, space available for freestanding cooker and fridge/freezer, window to front aspect with sea views.

BEDROOM 1 10' 6" x 9' 8" (3.2m x 2.95m)

Window to side aspect with sea views.

BEDROOM 2 12' 3" x 7' 4" (3.73m x 2.24m)

Window to side aspect with sea views.

SHOWER ROOM 7' 11" x 4' 8" (2.41m x 1.42m)

Suite comprising low level WC, hand wash basin with mixer tap, shower cubicle with electric shower over, extractor.

OUTSIDE

Behind Landguard Court is a communal car park with allocated off road parking and additional visitor spaces available.

TENURE - LEASEHOLD

We understand from the current owner that the current lease expires in 2103 therefore having 79 years remaining.

SERVICE CHARGE & GROUND RENT

We understand from the current owners the annual ground rent is £58.

We also understand there is no set service charge in place, with the following explanation from the management company: The owners of the property do not pay a service charge. This is because all of the repairs and maintenance for the communal areas both internally and externally, are down to the owners of the properties to carry out. Each property would have its own lease, which details what communal areas that owner is responsible for; it is therefore down to the liable leaseholder(s) to address any maintenance issues on site.

Additional charges include share of the buildings insurance from which we understand from the current owners is approximately £300 per annum.

COUNCIL TAX

Band 'B'



