



**29a Cavendish Road, Felixstowe, IP11 2AR**

**£189,950 LEASEHOLD**

**A well-presented and modernised self-contained maisonette occupying the entire first and second floor of this substantial Victorian bay style property**

The accommodation briefly comprises landing/hall, lounge with dining area leading off and balcony, fitted kitchen, three bedrooms and spacious re-fitted bathroom.

Further benefits include an allocated garden area to the rear, UPVC sealed unit double glazed windows, gas fired central heating via radiators and distant view of the sea from the small balcony.

The property is conveniently located within a short walk from the promenade and sea, pier, Beach Street with live entertainment and varied eateries and also within approximately half a mile from Felixstowe's main town centre shopping thoroughfare.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **COMMUNAL ENTRANCE HALL**

Personal door leading to :-

#### **ENTRANCE LOBBY**

With staircase leading to the first floor.

#### **LANDING**

Radiator, staircase leading to the second floor with storage cupboard below, access to the loft space.

#### **THROUGH LOUNGE/DINING ROOM**

##### **LOUNGE AREA 16' 6" into bay reducing to 13'2" x 10' 8" (5.03m x 3.25m)**

Radiator, TV point, picture rail, UPVC sealed unit double glazed bay windows to the front aspect, UPVC sealed unit double glazed door opening to a balcony with wrought iron railings, archway to :-

##### **DINING AREA 9' 2" x 6' (2.79m x 1.83m)**

Radiator, UPVC sealed unit double glazed window to the front aspect.

##### **KITCHEN 10' 10" x 8' 6" (3.3m x 2.59m)**

Re-fitted with a comprehensive range of woodgrain finished units with brushed stainless steel handles comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in stainless steel oven and matching gas four ring hob, stainless steel extractor hood over, space and plumbing for automatic washing machine, space for tall fridge/freezer, radiator, cupboard housing wall mounted Baxi gas fired boiler, UPVC sealed unit double glazed window to the side and rear aspect, UPVC sealed unit double glazed door opening to the rear aspect.

##### **BEDROOM ONE 11' 6" x 10' 8" (3.51m x 3.25m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BATHROOM**

Re-fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, glazed folding shower screen, pedestal wash hand basin with mixer tap, low level WC, fully tiled walls, tiled floor, extractor fan, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

#### **SECOND FLOOR LANDING - Doors leading off**

##### **BEDROOM TWO 16' max x 9' 10" (4.88m x 3m)**

Radiator, two UPVC sealed unit double glazed windows to the front aspect.

##### **BEDROOM THREE 12' 8" x 9' max reducing to 6' 6" (3.86m x 1.98m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect.

**OUTSIDE**

To the rear of the property there is an allocated area of garden which has a south westerly facing aspect comprising paved area with timber fencing to the rear boundary and gate leading to a walkway.

**TENURE - LEASEHOLD**

Remainder of a 99-year lease (approximately 91 years remaining).

**GROUND RENT**

£650 per annum

**SERVICE CHARGE**

We understand from the vendor that the building is insured as a whole with the premium being split cost wise 40% payable by the ground floor apartment and 60% payable by the maisonette. The cost 29a Cavendish Road being £257.00

**COUNCIL TAX**

Band 'B'







