



12 Pavilion Court, Hamilton Gardens, IP11 7FA

£450,000 LEASEHOLD

Offered for sale with no onward chain, a well presented two-bedroom retirement apartment with magnificent sea views and a spacious balcony set on the third floor of the popular purpose built Pavilion Court development constructed in 2015 set in a cliff top position parallel to Felixstowe's main town centre.

In addition to the two bedrooms the property benefits from a walk in wardrobe and en-suite bathroom to bedroom one, further shower room, modern kitchen and a large balcony with panoramic sea views to the front.

Further benefits to Pavilion Court include secure entry phone system, resident's communal gardens and lounge and guest room.

The accommodation in brief comprises good size entrance hall with a storage cupboard and utility cupboard, lounge/dining room with access to balcony offering magnificent sea views, also accessed from bedroom one, kitchen, two bedrooms, main bedroom with en-suite bathroom and walk in wardrobe and separate shower room.

Pavilion Court is a purpose built development by McCarthy Stone for residents over the age of 60. Off street parking is available for residents within the development (at a cost of £250 p.a).

A viewing is highly recommended to appreciate the light and spacious accommodation as well as the sea views.

COMMUNAL ENTRANCE DOOR

With access to Pavilion Court residents' facilities, stairs and lift to all floors. Apartment 12 is located on the third floor and has an entrance door opening into :-

ENTRANCE HALLWAY

Phone entry system, radiator, large storage cupboard, utility cupboard (measuring 7'3" x 4'2") which houses the hot water cylinder, space and plumbing available for a washing machine.

LOUNGE 17' 5" max x 14' 4" (5.31m x 4.37m)

Radiator, TV point, window to side aspect with sea views, windows and door opening onto balcony with panoramic sea views, door to :-

KITCHEN 7' 9" x 7' (2.36m x 2.13m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated Hotpoint eye level oven, four ring Hotpoint electric hob and cooker hood above, integrated fridge/freezer, window to side aspect with sea views.

BEDROOM ONE 17' 8" max reducing to 9'10" x 13' 4" (5.38m x 4.06m)

Radiator, windows and door opening onto balcony with panoramic sea views, TV point, walk in wardrobe and door to :-

EN-SUITE BATHROOM 7' 1" x 6' 8" (2.16m x 2.03m)

Modern suite comprising low level WC, vanity hand wash basin with mixer tap and storage drawers below, panelled bath with mixer tap and shower over, tiled walls, heated towel rail, extractor.

BEDROOM TWO 16' 11" reducing to 11'8" x 9' (5.16m x 2.74m)

Electric radiator, TV point, window to side aspect with sea views.

SHOWER ROOM 8' 7" x 4' 10" (2.62m x 1.47m)

Modern suite comprising low level WC, hand wash basin with mixer tap, double width walk in shower, tiled walls, extractor.

BALCONY

Accessed from both the lounge and bedroom one, glass balustrades and offers panoramic views of the sea to the front aspect, outside lighting.

TENURE - LEASEHOLD

125 years remaining dating from 2015

GROUND RENT

£247.50 twice yearly

SERVICE CHARGE

We understand from the current owners that the service charge is £328.63 per month. This includes building insurance, cleaning of communal areas, residents house manager's salary, communal electricity, garden and ground maintenance and general maintenance to communal areas to the building. Prospective purchasers should satisfy themselves of the service charge and full leasehold details via their Solicitor prior to unconditional exchange of contracts.

COMMUNAL AREAS

The development offers a large communal lounge with access onto the south facing decking area and landscaped gardens, additionally there is a kitchen area and a guest suite available for hire at a nominal daily rate.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







