



Flat 4 Villa Italia, Church Road, Felixstowe, IP11 9NE

£265,000 LEASEHOLD (WITH SHARE OF FREEHOLD)

Occupying the whole of the top floor of this historic Victorian building is this beautifully presented modern three bedroom spacious apartment with accommodation extending to 1200 sqft.

In addition to the three bedrooms the property benefits from a generous size open plan modern kitchen/dining room, modern family bathroom, garage and outside patio area.

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

Located in Church Road the property is conveniently situated within close proximity to a parade of shops and amenities located on High Road East and is approximately one mile away from Felixstowe town centre.

A viewing is highly recommended to appreciate this rarely available spacious accommodation on offer.

STEPS LEADING UPTO COMMUNAL ENTRANCE DOOR

Into communal lobby shared between apartments 3 & 4. Apartment 4 entrance door opening into :-

ENTRANCE LOBBY

Storage area, stairs leading up to landing where there is a skylite, motion censored LED spotlights and doors to :-

LOUNGE 16' 8" x 12' 2" (5.08m x 3.71m)

Radiators, windows to side and rear aspect with distant sea views, TV point, double doors opening into :-

KITCHEN/DINER Max 24' 9" x 14' (7.54m x 4.27m)

KITCHEN 11' 9" x 9' 11" (3.58m x 3.02m)

Modern re-fitted kitchen with fitted worktops, tiled splashback, high gloss storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer, washing machine and dishwasher, eye level Beko oven with five ring gas hob and cooker hood above, Worcester combi-boiler, two windows to the front aspect.

DINING AREA 14' 11" x 12' 3" (4.55m x 3.73m)

Radiator, window to rear aspect with distant sea views, fitted worktops and tiled splashback, high gloss storage units above and matching units and drawers below.

BEDROOM ONE 19' 7" x 8' 5" (5.97m x 2.57m)

Radiator, dual aspect windows to both sides.

BEDROOM TWO 15' 9" x 12' 2" (4.8m x 3.71m)

Radiator, window to side aspect.

BEDROOM THREE 12' 7" x 10' 1" (3.84m x 3.07m)

Radiator, window to side aspect, above bed fitted storage cupboard, access to the loft space.

FAMILY BATHROOM 10' 11" x 6' 3" (3.33m x 1.91m)

Modern re-fitted suite comprising low level WC, hand wash basin with waterfall style mixer tap, panel bath with central waterfall style mixer tap, tiled surround, separate corner shower with twin shower head and tiled surround, tiled flooring, Anthracite vertical radiator, extractor, obscured window to the side aspect.

OUTSIDE

Apartment 4 has a shared driveway access from Church Road with a shingled allocated off road parking area for Apartment 4 and own private patio area, two outside storage brick built stores belong to this apartment as well, also a garage with double opening doors, light and power connected.

TENURE - LEASEHOLD (WITH SHARE OF FREEHOLD)

We understand from the current owner that the Freehold is shared between the four apartments in the building with a 999 year lease dated from 1976.

SERVICE CHARGE & GROUND RENT

We understand from the current owners that as there is a share of the Freehold there is no set ground rent and the service charge is split between the four apartments if any work is required.

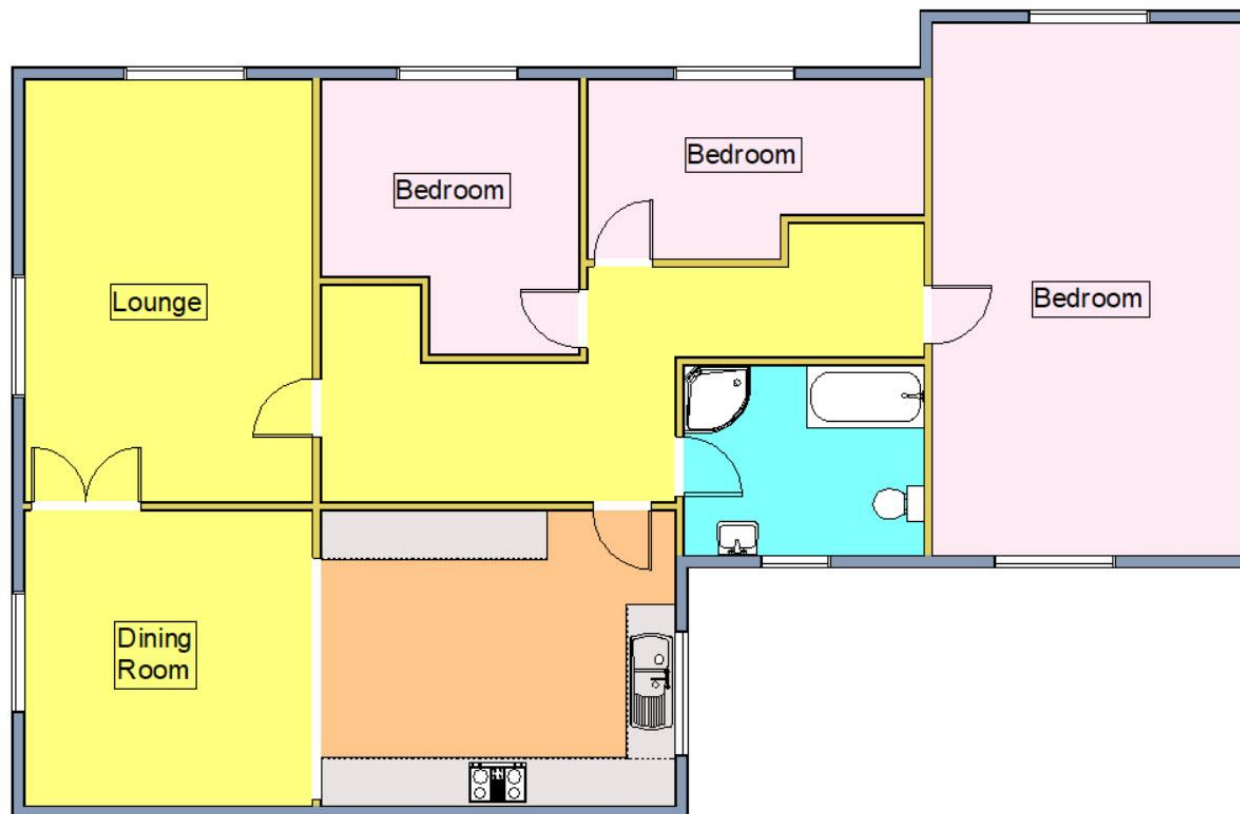
COUNCIL TAX

Band 'B'









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |