



236a High Street, Walton, Felixstowe, IP11 9DS

O.I.E.O £185,000 LEASEHOLD

Located in the popular village of Walton, close to local amenities is this rarely available purpose built first floor one bedroom maisonette seemingly ideal for first time buyers or buy to let investors.

In addition the maisonette benefits from allocated off road parking, a well presented private rear garden and a personal entrance door.

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

Being located on the High Street, the property is within close proximity to a range of shops and amenities located on Walton High Street including a post office. Felixstowe train station and town centre are also nearby.

A viewing is highly recommended to appreciate the accommodation on offer.

PERSONAL COMPOSITE ENTRANCE DOOR Opening into :-

ENTRANCE LOBBY Stairs leading up to the landing, window to side aspect, radiator, access to the loft space and doors to :-

LOUNGE/DINER 19' 11" x 10' 1" (6.07m x 3.07m)

Radiator, window to rear aspect, TV point, electric feature fireplace with surround, built in storage cupboard, door to :-

KITCHEN 9' 10" x 5' 5" (3m x 1.65m)

Fitted worktops with a tiled splashback, high gloss fitted storage units above and matching units and drawers below, Franke one and a half bowl sink unit with mixer tap and single drainer, integrated electric oven and four ring induction hob and cooker hood above, space and plumbing available for a washing machine, further space available for freestanding fridge/freezer, Ideal logic plus combi boiler and window to rear aspect, radiator.

BEDROOM 15' 11" reducing to 12'8" x 11' 8" (4.85m x 3.56m)

Radiator, two windows to the front aspect.

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Modern suite comprising low level WC, corner hand wash basin with mixer tap and storage cupboard below, panelled bath with mixer tap and twin shower heads over, part tiled walls, radiator, obscured window to the side aspect.

OUTSIDE

The apartment benefits from one allocated off road parking space.

GARDEN

Personal and private garden, enclosed by fencing, mainly laid to lawn with established shrub and plant border and a garden path leading down to a rear patio area.

TENURE - LEASEHOLD

We understand from the current owners there is the remainder of a 999 year lease dated from 1982.

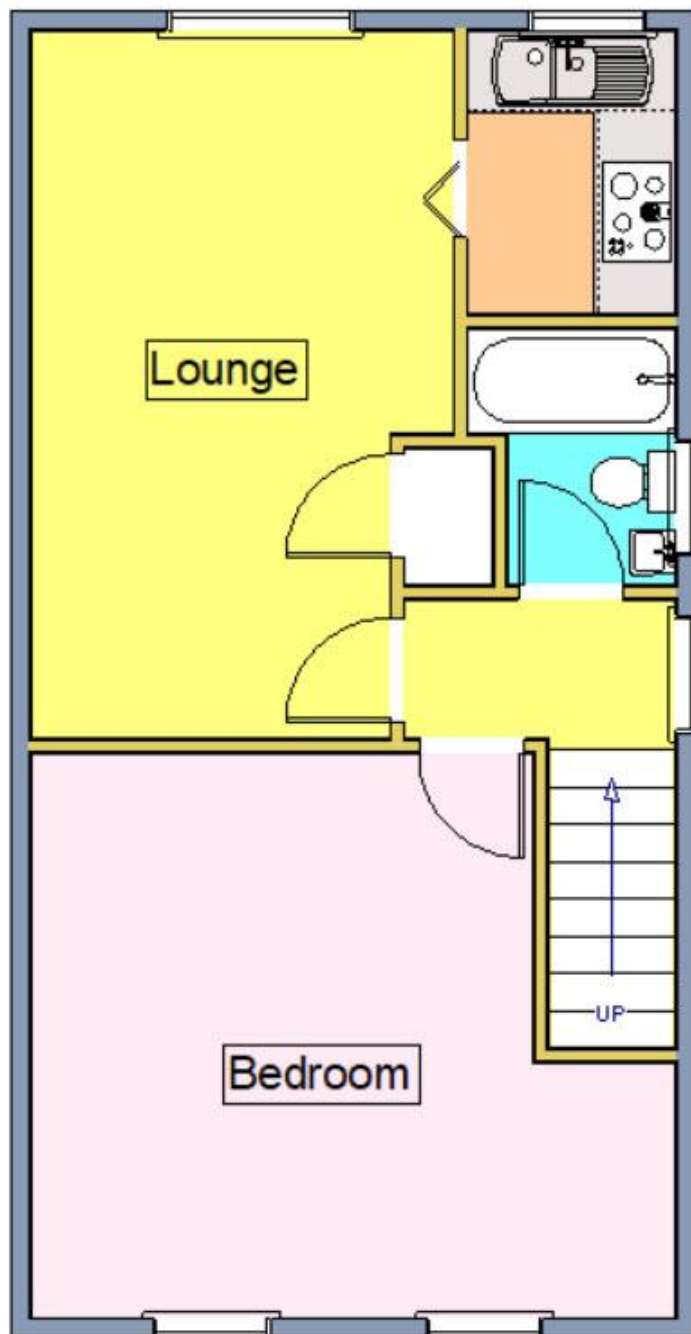
SERVICE CHARGE & GROUND RENT

We understand from the current owner that the ground rent is £26 p.a. and there is no set service charge. Buildings insurance is split and for 2025/2026 was approximately £200.

COUNCIL TAX

Band 'A'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		