



Flat 1 Rosebery Court, Sea Road, Felixstowe, IP11 2DD

£195,000 LEASEHOLD

Offered for sale with no onward chain and been fully modernised by the current owner, a two bedroom upper ground floor apartment with stunning sea views.

In addition to the two bedrooms the apartment benefits from a modern open plan lounge/kitchen with sea views, a modern bathroom, a long lease and allocated off road parking.

The accommodation in brief comprises; entrance hallway, open plan lounge/kitchen, bedroom one, inner hall, bedroom two and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Being located on Sea Road, the property is a stones throw away from the promenade and a short distance away from the Felixstowe Pier, local eateries and Beach Street.

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

STEPS LEADING UP TO COMMUNAL ENTRANCE DOOR

Opening into communal hallway, apartment one entrance door opening into:

ENTRANCE HALL

Phone entry system, herringbone style flooring, opening into:

OPEN PLAN LOUNGE/KITCHEN 21' 2" x 10' 9" (6.45m x 3.28m)

KITCHEN 10' 9" x 9' 8" (3.28m x 2.95m)

Fitted worktops with blue shaker style fitted storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap, integrated appliances such as; dishwasher, under counter fridge and freezer, electric oven with four ring hob and cooker hood above. Anthracite vertical radiator, door into inner lobby.

LOUNGE 11' 5" x 10' 9" (3.48m x 3.28m)

TV point, anthracite vertical radiator, large bay window to front aspect with electric controlled blinds and sea views.

BEDROOM ONE 13' 2" x 9' 6" (4.01m x 2.9m)

Radiator, two windows to front aspect with sea views.

INNER HALL

Herringbone style flooring, storage cupboard, additional utility cupboard with space and plumbing available for a washing machine. Doors to:

BEDROOM TWO 10' 8" x 8' 3" (3.25m x 2.51m)

Radiator, window to rear aspect, storage cupboard, additional cupboard housing Baxi combination boiler.

BATHROOM 14' x 6' 2" (4.27m x 1.88m)

Modern suite comprising; low level WC, vanity wash hand basin with waterfall style mixer tap and storage cupboard below, panelled bath with waterfall style mixer tap, separate double width walk-in shower enclosure with twin shower heads. Anthracite heated towel rail, obscured window to rear aspect, storage cupboard.

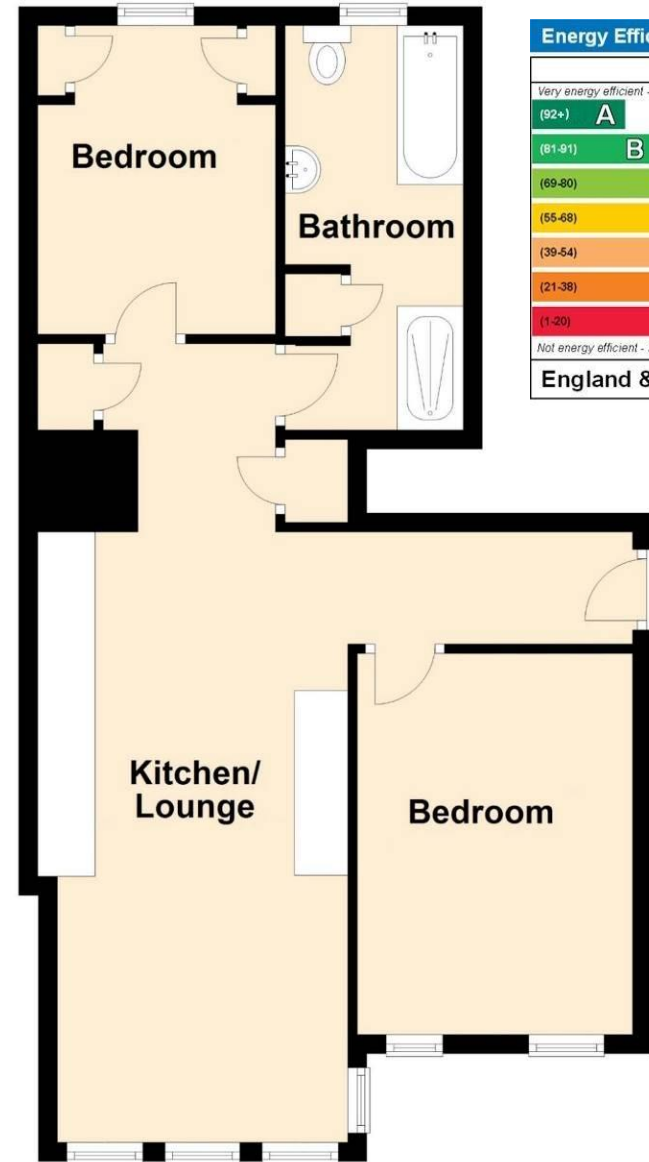
OUTSIDE Allocated off road parking for one car.

TENURE Leasehold. We understand from the current owner that there is a remainder of a 999 year lease.

SERVICE CHARGE & GROUND RENT We understand from the current owner that the combined ground rent and service charge is approximately £1000 per annum. There is a stipulation in the lease where holiday rental is not allowed.

COUNCIL TAX Band 'B'





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Total area: approx. 58.2 sq. metres (626.7 sq. feet)
For illustration purposes only - not to scale