



9 Marine Parade Walk, Felixstowe, IP11 2GJ

£245,000 LEASEHOLD – NO CHAIN

Offered for sale with no onward chain and located on Felixstowe Seafront with stunning views from both bedrooms and the lounge is this first floor, two bedroom apartment.

The property was built in 2014 and further benefits include garage with allocated off road parking, an en-suite to bedroom one and an open plan lounge/kitchen. Furthermore there are Juliette balconies in both bedroom one and the lounge, both with sea views.

The accommodation in brief comprises entrance hall, lounge/kitchen, two bedrooms with en-suite shower room to bedroom one and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

A viewing is highly recommended to appreciate the modern accommodation with stunning sea views on offer.

STEPS LEADING UPTO :-

COMMUNAL ENTRANCE DOOR Door opening to :-

COMMUNAL HALLWAY Lift and stairs access to all floors. Apartment 9 is located on the first floor with an entrance door opening into :-

ENTRANCE HALLWAY Radiator, storage cupboard, secure phone entry system and doors to :-

OPEN PLAN LOUNGE/KITCHEN 21' 2" x 12' 2" (6.45m x 3.71m)

LOUNGE AREA 12' 2" x 12' 1" (3.71m x 3.68m)

Two radiators, media plate, Juliette balcony to side aspect with views to the Martello Tower and out to sea.

KITCHEN 9' 11" x 8' 10" (3.02m x 2.69m)

Fitted worktops with matching splashback, one and a half bowl stainless steel sink unit with mixer tap and single drainer, integrated fridge/freezer and Hotpoint electric oven with four ring hob and extractor above, space and plumbing available for a washing machine, extractor, under cupboard lighting and cupboard housing Alpha combination boiler.

BEDROOM ONE 12' 11" x 10' 6" (3.94m x 3.2m)

Radiator, window to side aspect with sea views and Juliette balcony to front aspect, TV point and door to :-

EN-SUITE SHOWER ROOM 8' 2" x 4' 8" (2.49m x 1.42m)

Suite comprising low level WC, wash hand basin with mixer tap, walk in shower cubicle, tiled floors, part tiled walls, heated towel rail, extractor, obscured window to side aspect.

BEDROOM TWO 10' 4" x 8' 11" (3.15m x 2.72m)

Radiator, window to front aspect with sea views.

BATHROOM 6' 11" x 6' 3" (2.11m x 1.91m)

Suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower over, tiled floor and part tiled walls, spotlights, extractor, shaver point, heated towel rail.

OUTSIDE The property benefits from one allocated off road parking space and a garage with up and over door.

TENURE - LEASEHOLD The remainder of 125 year lease from January 2013.

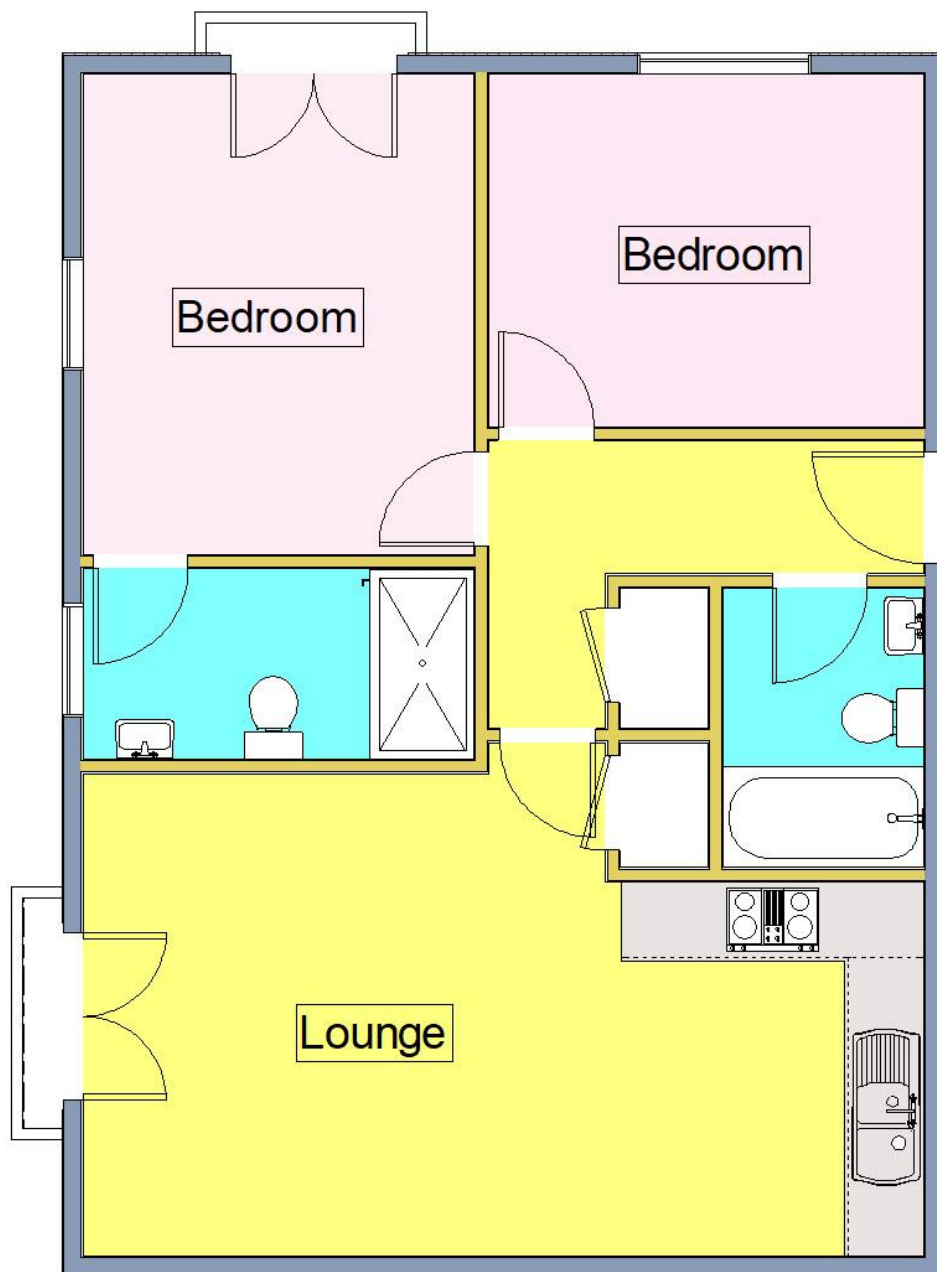
SERVICE CHARGE & GROUND RENT We understand from the current owner that the service charge is approximately £1300 every six months and the ground rent is £175 per annum.

COUNCIL TAX Band 'B'









Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		