



41 Homeorr House, Felix Road, Felixstowe, IP11 7EH

£72,450 LEASEHOLD

A purpose built one bedroom second floor retirement apartment situated within the Homeorr House development close to Felixstowe's main town centre.

In addition to the one bedroom further accommodation consists of entrance hall, lounge / dining room, kitchen and bathroom.

Being a retirement development there is no gas connected to the building and heating is supplied in the form of electric storage heaters.

Each window within the apartment and all windows in the Homeorr House development are of double glazed construction.

Homeorr House is a retirement development located within a few minutes walk of Felixstowe's main town centre and benefits from security entry system, a lift facility serving all floors, a residents lounge, laundry room, parking area to the rear of the building and communal gardens.

Offered for sale with vacant possession and no onward chain an inspection is advised to appreciate the accommodation on offer.

COMMUNAL ENTRANCE DOOR Accessed via security entrance system and leading to:

COMMUNAL ENTRANCE RECEPTION An initial entrance foyer leading to main communal area, lift facility and staircase leading to all floors. Access to residents lounge and further sitting / reception area, also access to laundry room, kitchenette, house managers office and to communal gardens. Apartment 41 is located on the second floor and offers:

WOODEN ENTRANCE DOOR LEADING INTO:

ENTRANCE HALLWAY Built in airing cupboard with pre-insulated lagged hot water cylinder, cold water tank, pine slatted shelves, electric consumer box, access to the loft space, security entry phone system.

LOUNGE / DINING ROOM 11' 7" x 10' 7" (3.53m x 3.23m)

Electric economy 7 / convector heater, two wall light points, TV point, UPVC sealed unit double glazed window overlooking Felix Road, archway leading into :-

KITCHEN 7' 4" x 5' 4" (2.24m x 1.63m)

Re-fitted with a comprehensive range of modern white high gloss finished handleless units comprising base cupboards and drawers with marble work surfaces over, inset stainless steel sink unit with mixer tap, granite upstands, matching eye level cupboards, built in Neff stainless steel oven and built in Neff microwave, Neff electric four ring hob with extractor over, tiled floor, LED ceiling spotlights.

BEDROOM 12' 2" x 8' 8" (3.71m x 2.64m)

Electric thermostatically controlled radiator, built in wardrobes, wall light point, UPVC sealed unit double glazed window overlooking Felix Road.

BATHROOM

Champagne coloured suite comprising panelled bath with Triton shower unit over, low level WC, wash hand basin with vanity cupboards below, fully tiled walls, extractor fan, chrome heated towel rail/radiator.

OUTSIDE

The Homeorr House development has well maintained beautiful gardens for use by all residents to the rear of the building, enjoying a south and westerly aspect, with lawns, established shrubs and flowers with numerous seating areas for residents to enjoy. Additionally a car parking area for use by residents is accessed from Felix Road.

TENURE - LEASEHOLD

The remainder of a 99 year lease dating from June 1986

SERVICE CHARGE & GROUND RENT

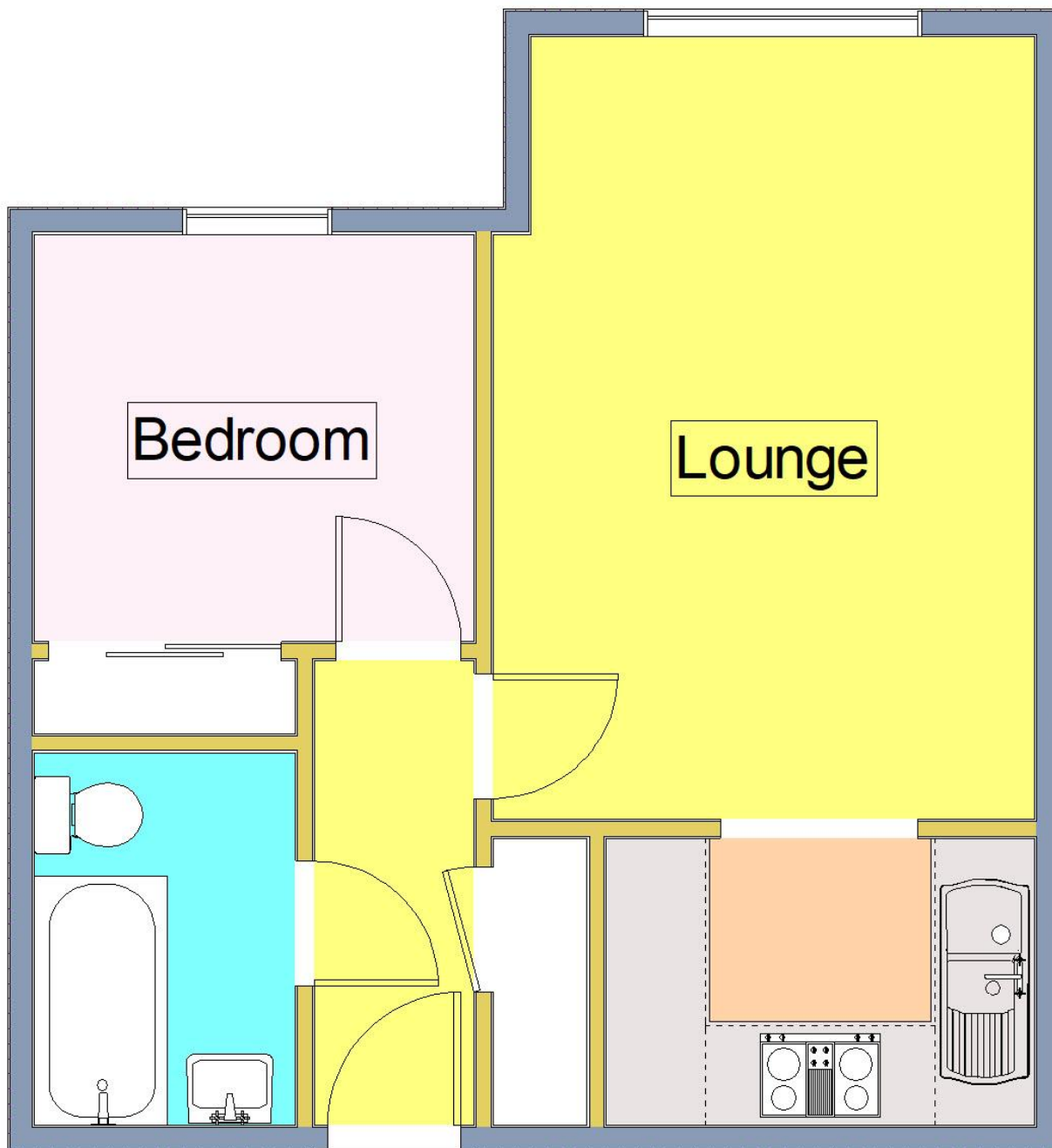
We understand from the current owner that the service charge is currently £4,400 p.a. payable in two six-monthly installments (£2200 per installment).

We understand from the current owner that the ground rent is currently £548 p.a. payable in two six-monthly installments (£274 per installment).

COUNCIL TAX Band 'B'







Address: 41 Homeorr House, Felix Road, FELIXSTOWE, IP11 7EH
 RRN: 2835-8226-8500-0570-2272

