



## Flat 3, 3 Stanley Road, Felixstowe, IP11 7DE

**£205,000 LEASEHOLD**

Offered for sale with no onward chain is this well-presented self-contained apartment situated on the second floor of this attractive bay style three storey building.

The accommodation briefly comprises entrance hallway, lounge with sideways view of the sea, kitchen/dining room, two bedrooms and bathroom. Further benefits include gas fired central heating, radiators with a modern combination boiler, LVT wood plank effect flooring throughout, double glazed windows and security entry phone system.

The property is conveniently located a few minutes walk to Hamilton Gardens with views of the sea and access to the promenade and beach, and is a similar distance to the northern most end of Felixstowe's main town centre thoroughfare with a varied selection of shops, restaurants and cafes and with excellent transport links via nearby bus services and mainline train station with links to Ipswich and onto London via Liverpool Street.

#### **COMMUNAL SECURITY ENTRANCE DOOR**

Opening to :-

#### **COMMUNAL LOBBY**

With staircase leading to the first and second floor, personal door opening to the apartment.

#### **SPACIOUS ENTRANCE HALL 9' 2" x 9'8" max reducing to 5' 10" (2.79m x 1.78m)**

LVT wood plank effect flooring, radiator, built in triple door storage cupboard, built in boiler cupboard housing wall mounted Vaillant gas fired combination boiler, access to the loft space.

#### **LOUNGE 14' 3" x 13'6" into square bay reducing to 10' 2" (4.34m x 3.1m)**

LVT wood plank effect flooring, radiator, secondary double glazed window to the front aspect with sideways views of the sea.

#### **KITCHEN/DINING ROOM 13' 4" max reducing to 11'6" x 10' 8" (4.06m x 3.25m)**

Fitted with a comprehensive range of high gloss finished units comprising base cupboards and drawers with solid wood block work surfaces over, inset stainless

steel double bowl sink unit with mixer tap, tiled splashbacks, built in Hotpoint stainless steel single oven, stainless steel gas four ring hob, stainless steel canopy style extractor hood over, radiator, LVT wood plank effect flooring, sealed unit double glazed window to the rear aspect.

#### **BEDROOM ONE 12' 10" x 14'10" max reducing to 10' 10" (3.91m x 3.3m)**

LVT wood plank effect flooring, radiator, sealed unit double glazed window to the side aspect and port hole style window to the front aspect.

#### **BEDROOM TWO 10' 10" x 8' 10" (3.3m x 2.69m)**

Radiator, LVT wood plank effect flooring, sealed unit double glazed window to the rear aspect.

#### **BATHROOM**

Modern white suite comprising panel bath with shower over, glazed shower screen, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan, chrome heated towel rail/radiator, LVT wood plank effect flooring, UPVC sealed unit double glazed window to the side aspect.

#### **TENURE - LEASEHOLD**

Current lease is 62 years (we understand from the vendor that the lease will be extended to 115 years prior to completion).

The property has a 50% share of the freehold. (The other 50% is owned by the vendor of the first floor apartment.)

#### **GROUND RENT**

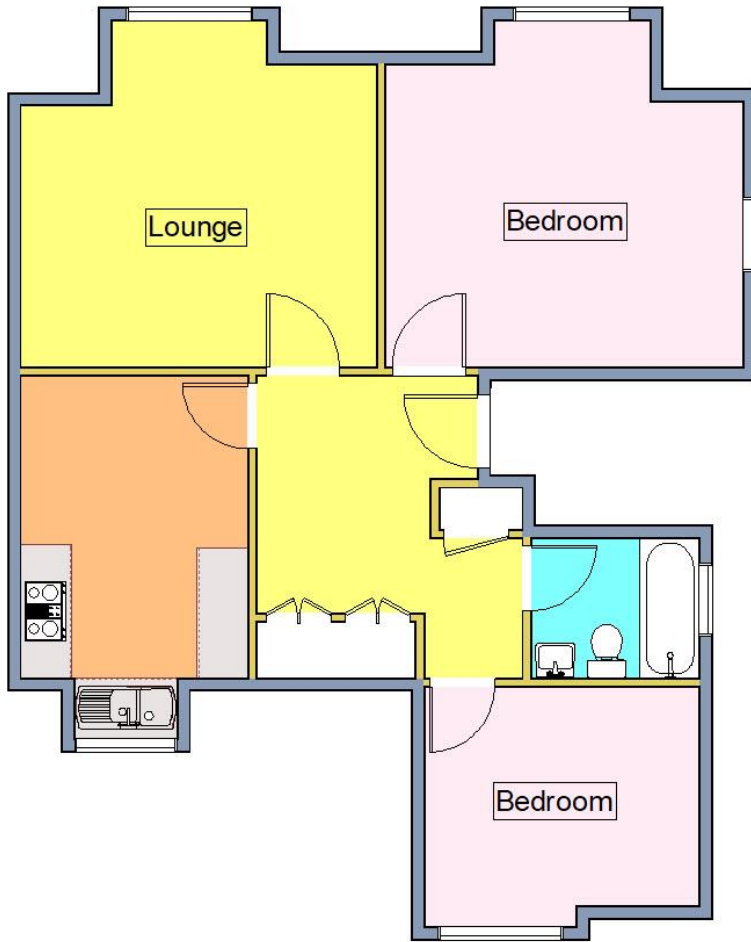
£75 per annum.

#### **MAINTENANCE FEES**

These are shared equally between all three owners (ad-hoc).

#### **COUNCIL TAX Band 'A'**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

