



Flat 1, Osbourn House, 6 Granville Road, Felixstowe, IP11 2AT

£160,000 LEASEHOLD

Located within a short distance from Felixstowe seafront and benefitting from allocated off road parking and a private garden is this spacious two bedroom lower ground floor apartment.

The accommodation in brief comprises entrance hall, open plan lounge, kitchen/dining space, two bedrooms and a bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Granville Road is located a short distance away from Felixstowe seafront, including Felixstowe Pier and amusements.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 9' 9" x 6' 11" (2.97m x 2.11m)

Tiled flooring, radiator, spotlights, doors to :-

OPEN PLAN LOUNGE, KITCHEN/DINER SPACE

LOUNGE 14' 1" x 11' 6" (4.29m x 3.51m)

Spotlights, radiator, TV point, opening into :-

KITCHEN/DINER SPACE 19' 1" x 11' 1" reducing to 7' 5" (5.82m x 2.26m)

Re-fitted kitchen comprising fitted worktops and matching upstand and high gloss storage units and drawers below, stainless steel sink unit with hose style mixer tap and single drainer, space and plumbing available for both washing machine and dishwasher, further spaces available for under counter fridge and freezer, electric oven with five ring gas hob and cooker hood above, spotlights, windows and French doors to rear aspect.

BEDROOM ONE 18' 1" x 12' 9" (5.51m x 3.89m)

Radiator, bay window to front aspect.

BEDROOM TWO 8' 8" x 7' 2" (2.64m x 2.18m)

Radiator, window to front aspect.

BATHROOM 10' 6" x 7' (3.2m x 2.13m)

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboard below, panelled corner bath unit with mixer tap, separate walk in shower with fitted shower screen and twin shower head, extractor, obscured window to side aspect, Baxi combination boiler.

OUTSIDE

Accessed from the dining room is a secluded rear garden enclosed by fencing with a decking area and the remainder laid to artificial lawn, access to brick built store and rear access gate leading to communal car park where there is allocated off road parking for one car.

TENURE - LEASEHOLD

We understand from the current owner there is approximately 107 years remaining on the lease.

SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge and ground rent is approximately £137.50 per month.

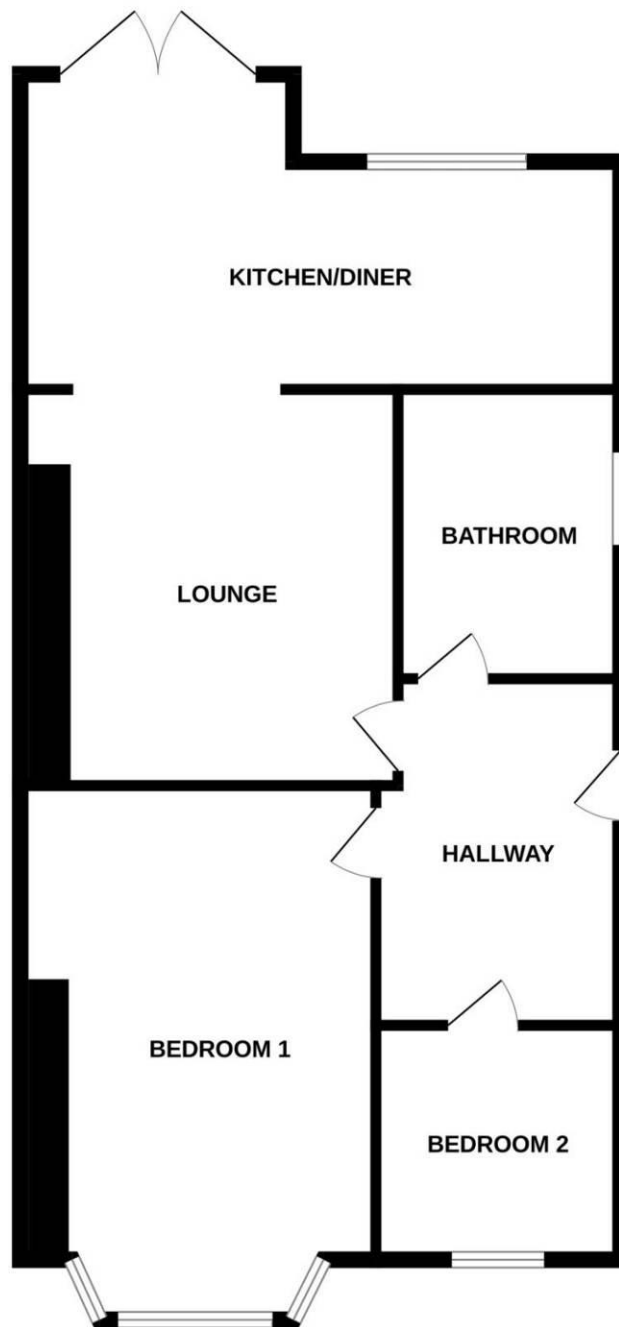
COUNCIL TAX

Band 'A'









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		