



Flat 2, Pasture Court, Holmhill Drive, IP11 9FU

£250,000 LEASEHOLD

Located in Old Felixstowe, on the popular and new Laureate Fields development built by the Generator Group of Developers in 2020 a modern ground floor two bedroom apartment.

In addition to the two bedrooms the property benefits from allocated off road parking, outdoor patio area and an open plan lounge/dining/kitchen space.

The accommodation in brief comprises entrance hallway, utility cupboard, open plan lounge/kitchen/diner space, two bedrooms and modern bathroom.

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

Laureate Fields is situated in the generally sought after area of Old Felixstowe, a few minutes walk to open countryside and convenient for both golf and sailing facilities at Felixstowe Ferry, in addition to being within approximately one and a quarter mile from Felixstowe's main town centre.

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

Communal security entrance door with video entry phone system opening to:-

COMMUNAL HALLWAY

Apartment 2 is located on the ground floor and has an entrance door opening into :-

ENTRANCE HALLWAY 13' 2" x 5' 1" (4.01m x 1.55m)

Engineered wood flooring and door to :-

UTILITY CUPBOARD 4' 9" x 4' 8" (1.45m x 1.42m)

Space and plumbing available for both a washing machine and a tumble dryer, extractor.

OPEN PLAN LOUNGE/DINING/KITCHEN SPACE 18' 3" x 16' 11" (5.56m x 5.16m)

Engineered wood flooring, two radiators, TV point, window to side aspect, windows and door to front aspect opening out onto patio area. Modern kitchen with fitted worktops and matching splash screen, fitted storage units above and storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer and dishwasher, integrated Bosch oven with four ring hob and extractor above, under counter lighting, spotlights.

PATIO AREA

Accessed from the lounge, patio area overlooking the front of the property.

BEDROOM ONE 16' 10" x 8' 10" (5.13m x 2.69m)

Radiator, TV point, window to side aspect.

BEDROOM TWO 15' 1" x 10' 3" (4.6m x 3.12m)

Radiator, TV point, window to front aspect.

BATHROOM 6' 11" x 6' 5" (2.11m x 1.96m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap, panelled bath with central mixer tap and twin shower head over, part tiled walls, vinyl flooring, extractor, heated towel rail.

OUTSIDE

The development stands within communal gardens which are maintained within the service charge and the apartment benefits from one allocated off road parking space located next to the communal rear entrance door, additionally there are three visitor spaces. Access to a shared bin store and shared lockable bike store.

TENURE

Leasehold - Remainder of a 155 Year lease commencing 1st January 2019

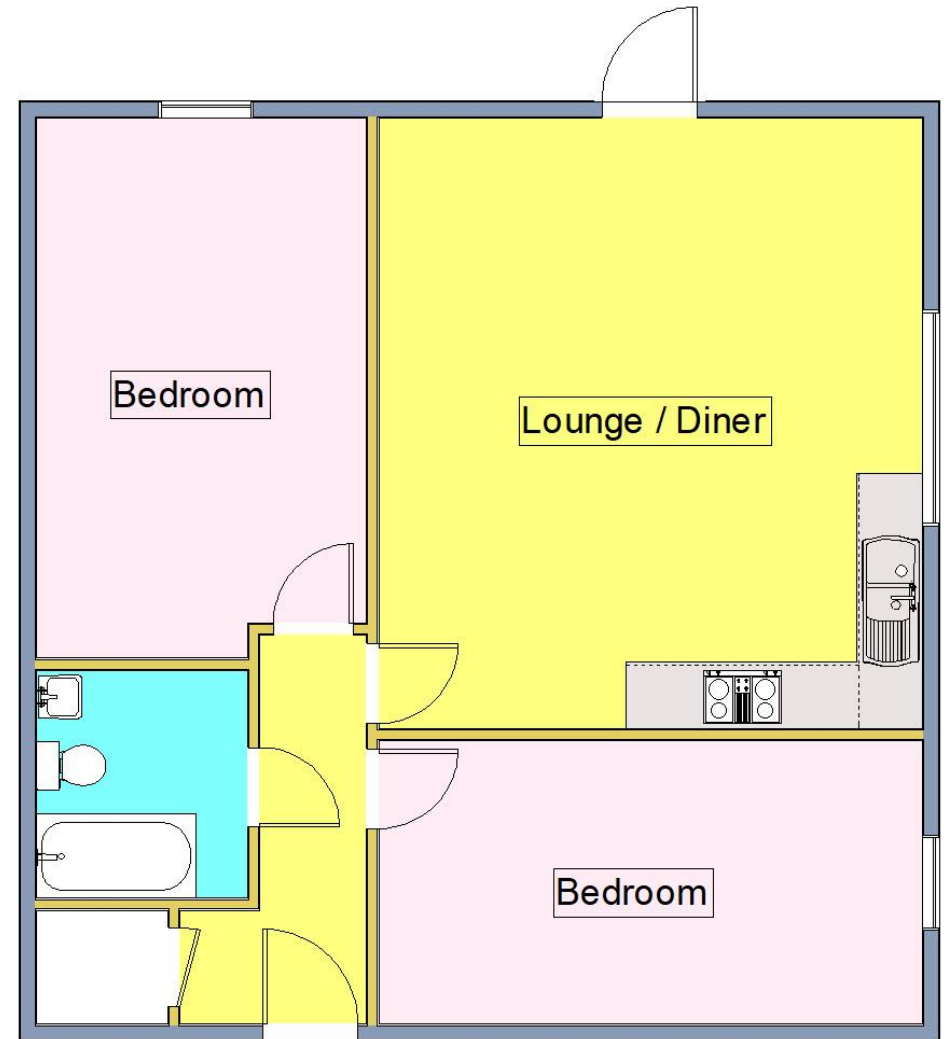
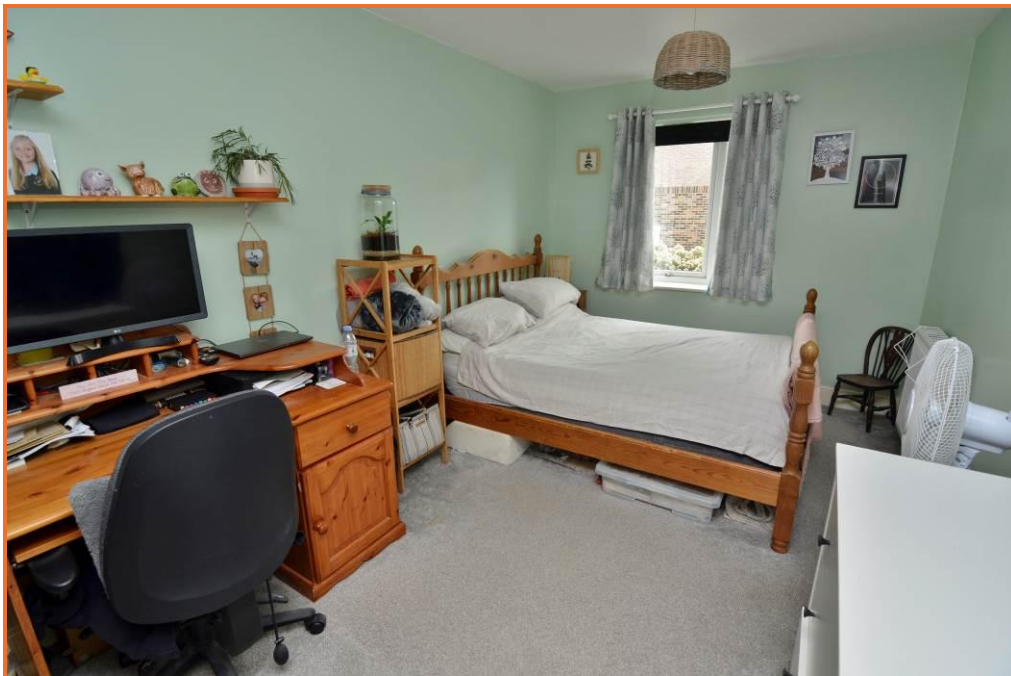
SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge is £691.91 per annum and the ground rent is £200 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		