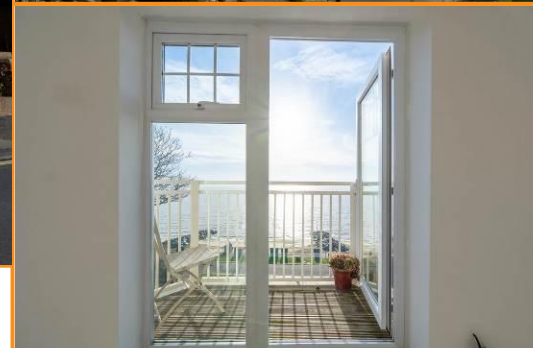




Flat 8 Graham Court, Hamilton Gardens, IP11 7ES

£340,000 LEASEHOLD

Offered for sale with no onward chain and located close to the Felixstowe town centre, is this two bedroom top floor apartment enjoying stunning panoramic sea views.

In addition to the two bedrooms the property benefits from its own private entrance, allocated off road parking and a balcony off the lounge with sea views. Further benefits to the apartment include character features such as original fireplaces and ample storage throughout.

The accommodation in brief comprises entrance hall, lounge, balcony, two bedrooms, bathroom and a kitchen, heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Graham Court is located a short distance away from Felixstowe town centre and Felixstowe seafront.

Having been recently re-decorated a viewing is highly recommended to appreciate the accommodation on offer.

External staircase leading to the second floor where apartment 8 is located with UPVC entrance door opening into:

ENTRANCE HALLWAY

Radiator, velux window, access to the loft space, large storage cupboard and doors to :-

LOUNGE 14' 10" x 11' 4" (4.52m x 3.45m)

Stunning sea views, radiator, feature fireplace, TV point, triangular window to side aspect, fitted storage cupboard and door opening out onto :-

BALCONY

Enjoys panoramic sea views and has enough space for a small table and chairs.

KITCHEN 10' 3" x 7' 6" (3.12m x 2.29m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer

tap and single drainer, space and plumbing available for a washing machine, integrated electric oven with four ring induction hob above, window to rear aspect, cupboard housing Baxi combination boiler, radiator.

BEDROOM ONE 13' 4" x 10' (4.06m x 3.05m)

Radiator, original feature fireplace, window to front aspect with sea views, fitted cupboards.

BEDROOM TWO 11' 1" x 9' 4" (3.38m x 2.84m)

Radiator, window to rear aspect, fitted cupboard.

BATHROOM 7' 7" x 4' 6" (2.31m x 1.37m)

Suite comprising low level WC, hand wash basin, panelled bath with mixer tap and shower head attachment, part tiled walls, heated towel rail, obscured window to side aspect.

OUTSIDE

The apartment benefits from one allocated off road parking space.

TENURE - LEASEHOLD

We understand from the current owner that there is 142 years remaining on the lease.

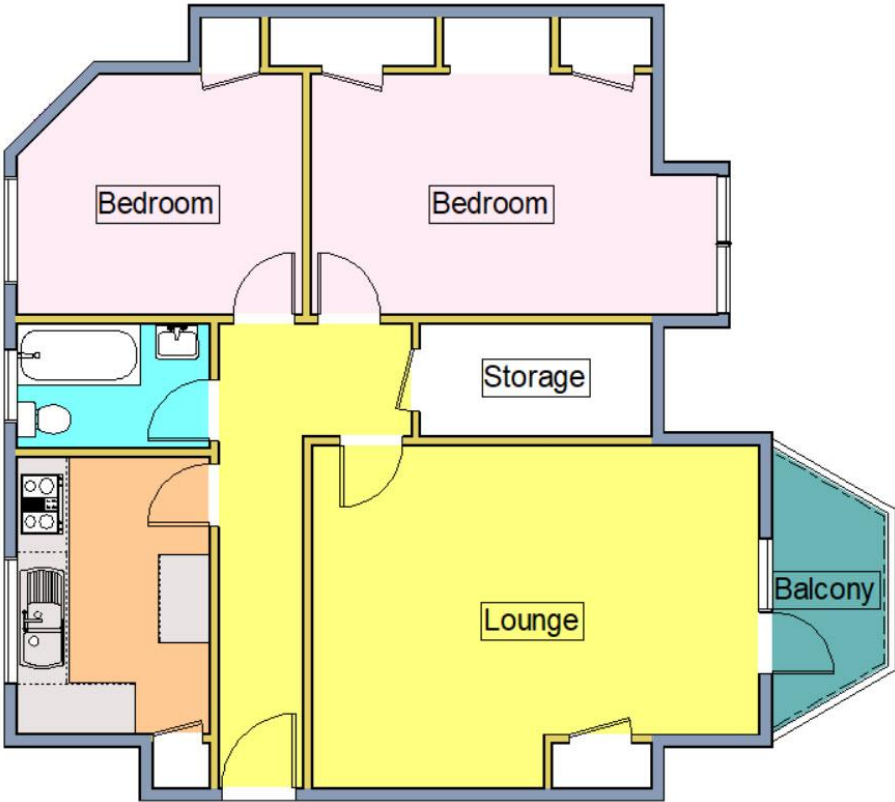
GROUND RENT & SERVICE CHARGE

We understand from the current owner that the annual ground rent is £35 and the current service charge is £86 per month with an additional annual administration fee of £104 and a share of the buildings insurance which for 2025/26 was £379.

COUNCIL TAX

Band 'B'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		