



## Flat 1, 6 Hamilton Gardens, Felixstowe, IP11 7ET

**£520,000 LEASEHOLD**

Extending to approximately 2368 sqft in size and occupying the entire ground floor of a three storey Victorian residence, a three bedroom apartment offering some views and being close to Felixstowe's town centre.



Oozing charm and character and retaining many original features, the apartment also benefits from a garage, parking and a personal enclosed garden.

Further benefits include a entrance vestibule, a 24ft long entrance hall, two bathrooms with a further cloakroom, two reception rooms and further communal garden to the front.

The accommodation in brief comprises entrance porch, cloakroom, entrance hall, lounge, sun lounge, an inner hall, three bedrooms, bathroom, dining room, kitchen, utility room and a cellar.

Hamilton Gardens is an established residential location in an elevated position overlooking Felixstowe's seafront, the renowned Spa Gardens and close to the Felixstowe town centre.

Prospective purchase should note that the apartment is offered for sale in need of general modernisation and improvements.

Offered for sale with vacant possession and no onward chain, an internal inspection is advised to appreciate the spacious and unique nature of the accommodation on offer.

#### **COVERED ENTRANCE VESTIBULE**

Fitted seating area, original solid oak entrance door opening into:

#### **ENTRANCE PORCH 7' 1" x 4' 10" (2.16m x 1.47m)**

Radiator, windows to front and side aspect, doors to:

#### **CLOAKROOM**

Turquoise coloured suite comprising low level WC, vanity wash hand basin, tiled walls, obscured window to side aspect.

#### **ENTRANCE HALLWAY 24' 10" x 10' 5" (7.57m x 3.18m)**

Built in storage cupboard and further fitted storage units, vintage column style radiator, feature fireplace with surround, wall lights, hotel style service desk with access to cellar, part panelled walls to inner hallway and further doors to :-

#### **LOUNGE 18' x 17' 8" (5.49m x 5.38m)**

Part panelled walls, original coving detail, vintage column style radiator, TV point, feature fireplace surround, window to front aspect with sea views with additional window to side aspect and a door opening into :-

#### **VERANDA/SUN LOUNGE 37' 6" x 7' (11.43m x 2.13m)**

Tiled flooring, windows and door to front aspect overlooking communal garden and sea views.

#### **BEDROOM ONE 17' 10" x 17' 8" (5.44m x 5.38m)**

Vintage column style radiator, windows and door to front aspect into the veranda/sun lounge and partial sea view, fitted wardrobes with hidden low level WC and hand wash basin.

#### **BEDROOM TWO 13' 9" x 13' (4.19m x 3.96m)**

Bay window to the side aspect, radiator, fitted wardrobes with hidden turquoise vanity hand wash basin.

#### **BATHROOM 17' 6" x 5' 4" (5.33m x 1.63m)**

Suite comprising vanity hand wash basin, low level cast iron bath with gold style taps and shower above, two radiators, door into :-

#### **CLOAKROOM**

Suite comprising low level WC, tiled walls, radiator, obscured window to side aspect.

### INNER HALL 19' 7" x 3' 10" (5.97m x 1.17m)

Radiator, fitted storage cupboard, decorative wall feature and doors to :-

### DINING ROOM 15' 10" x 14' 4" (4.83m x 4.37m)

Two windows to side aspect, vertical radiator, fitted storage units, serving hatch.

### KITCHEN 10' 4" x 8' 11" (3.15m x 2.72m)

Fitted worktops with a range of fitted storage units above and matching storage units and drawers below, stainless steel sink unit with single drainer, Creda four ring electric hob with extractor above, pantry cupboard, tiled walls, two windows to rear aspect, door to :-

### UTILITY ROOM 9' 3" x 7' 7" (2.82m x 2.31m)

Fitted worktops with storage units above and matching storage units below, tiled walls, vertical radiator, twin stainless steel sink with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, door to outside and windows to rear aspect.

### BEDROOM THREE 15' 2" x 8' 9" plus door recess (4.62m x 2.67m)

Two windows to side aspect, fitted wardrobes, vintage column style radiator.

### BATHROOM 7' x 5' 5" (2.13m x 1.65m)

Turquoise style suite comprising low level WC, wash hand basin, cast iron bath with mixer tap and shower over, tiled walls, heated towel rail, shaver point, obscured window to rear aspect.

### CELLAR

Comprises of three separate rooms, the gas boiler and hot water cylinder are located in the cellar.

### OUTSIDE

To the front of the property there is a well maintained communal front garden which is laid to lawn with an established shrub and plant surround and benefits from sea views. The apartment comes with one allocated off road parking space.

The rear garden is private and solely belongs to apartment number 1 and is of a generous size, mainly laid to patio with large area with shrub and plant border, there is also a green house and a large storage shed, access to garage which is accessed from Brownlow Road.

### TENURE - LEASEHOLD

We understand from the current owner that there is 99 years remaining on the lease.

### SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge is a 38.7% share of any building work required and for March 2025-March 2026 the amount payable was £3,347.55. The ground rent is £150 per annum.

### COUNCIL TAX

Band 'C'





















