



## 9 Homeorr House, Felix Road, Felixstowe, IP11 7EH

**£139,950 Leasehold**

Rarely available to the market, a purpose built two-bedroom, ground floor, retirement apartment situated in the popular Homeorr House development within walking distance of Felixstowe's main town centre.



Further to two bedrooms, additional accommodation consists of a good sized hallway, a lounge/dining room, fitted kitchen, bathroom and ample storage space.

Heating is supplied in the form of electric storage heaters and all windows are of double glazed construction.

Homeorr House is a popular retirement development offering a host of facilities, including a residents lounge, house manager's office, a laundry room, landscaped gardens and residents parking situated to the rear.

The development is accessed via a security entry system from Felix Road.

Felixstowe's main town centre is just a short walk from the development where public transport links can be found to Ipswich, Suffolk's county town.

#### **SECURITY ENTRANCE DOOR**

Leading to communal entrance porch. Leading into :-

#### **COMMUNAL FOYER**

With access to the house manager's office, communal lounge, laundry room, staircase, lifts operating all floors, and also wooden entrance door leading to :-

#### **ENTRANCE HALLWAY 18' maximum x 13' maximum (5.49m x 3.96m)**

'L' shape, walk in storage cupboard (5'7" max x 4'8" max), further built in storage cupboard, walk in airing cupboard with slatted shelving, doors leading to :-

#### **LOUNGE/DINING ROOM 17' 2" maximum reducing to 16' x 11' 1" (5.23m x 3.38m)**

Electric storage heater, wall lights, UPVC double glazed windows to front and side aspects, also UPVC double glazed door leading to outside area, and an archway leading into :-

#### **KITCHEN 7' 5" x 6' 9" (2.26m x 2.06m)**

Fitted comprising a single drainer sink unit with mixer taps and cupboards under. Fitted drawers, cupboards, units and work surfaces, part tiled wall surfaces, space for free standing refrigerator, space for electric cooker, also fitted extractor hood, tiled flooring, extractor fan, UPVC double glazed window.

#### **BEDROOM 1 14' 9" maximum reducing to 12'3" x 9' (4.5m x 2.74m)**

Electric storage heater, wall light, built in double wardrobe, UPVC double glazed window.

#### **BEDROOM 2 14' 2" maximum reducing to 12'8" x 8' (4.32m x 2.44m)**

Electric storage heater, wall light, built in wardrobe, UPVC double glazed window.

#### **BATHROOM 8' 9" x 5' 4" (2.67m x 1.63m)**

Fully tiled wall surfaces fitted comprising a panelled bath with Heatrae Sadia shower over, low level WC, wash hand basin, electric shaver socket, extractor fan, wall mounted Dimplex fan heater, heated towel rail/radiator.

#### **OUTSIDE**

Homeorr House is a retirement development situated on the corner of Gainsborough and Felix Road in Felixstowe and has landscaped communal gardens situated to the rear of the building in addition to residents parking.

Apartment 9 also has the benefit of access to a 'personal' outside area via the doorway leading from the lounge.

## TENURE - LEASEHOLD

The remainder of a 99-year lease dating from June 1986 (approximately 62 years remaining).

## GROUND RENT

We understand the ground rent to currently be £548 p.a. payable in two six-monthly installments (£274 per installment).

## SERVICE CHARGE

We understand that the current service charge for the last six-month period was £2,200. The service charge is payable twice yearly.

## COUNCIL TAX Band 'B'

Address: 9 Homeorr House, Felix Road, FELIXSTOWE, IP11 7EH

RRN: 2868-3035-9202-0594-2200

## Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

73

80

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC



