



Flat 1, The House Martins, Cage Lane, Felixstowe, IP11 9BH

Offers Over £140,000 LEASEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer or buy to let investor is this two bedroom ground floor purpose built apartment located in Walton.

In addition to the two bedrooms the ground floor apartment benefits from allocated off road parking, a long lease and is conveniently located a short distance away from a host of shops and amenities located on Walton High Street as well as local schooling, including Felixstowe High School.

The communal entrance to this apartment is shared with only one other apartment and the accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom. Heating is supplied in the form of electric central heating.

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

COMMUNAL ENTRANCE DOOR

Opening into :-

COMMUNAL HALLWAY

Entrance door then opening into :-

ENTRANCE HALL

L-shaped hallway with radiator, storage cupboard housing heating system and immersion tank, doors to :-

LOUNGE 13' 2" x 10' 6" (4.01m x 3.2m)

Two radiators, window to front aspect, TV point and archway opening into :-

KITCHEN 7' 7" x 7' (2.31m x 2.13m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space for freestanding fridge/freezer, appliances such as washing machine and cooker to be left, window to side aspect.

BEDROOM ONE 10' 2" x 8' 7" (3.1m x 2.62m)

Radiator, window to front aspect, fitted wardrobes and dressing table.

BEDROOM TWO 13' 1" x 6' 3" (3.99m x 1.91m)

Radiator, window to front aspect.

BATHROOM 7' 1" x 5' 4" (2.16m x 1.63m)

Suite comprising low level WC, wash hand basin, panel bath with electric shower over, tiled walls, radiator, extractor.

OUTSIDE

The apartment complex benefits from allocated off road parking with a number of visitor parking spaces available, there is also a communal bike store and communal grounds which are mainly laid to lawn.

TENURE - LEASEHOLD

Remainder of a 999 year lease from 1990.

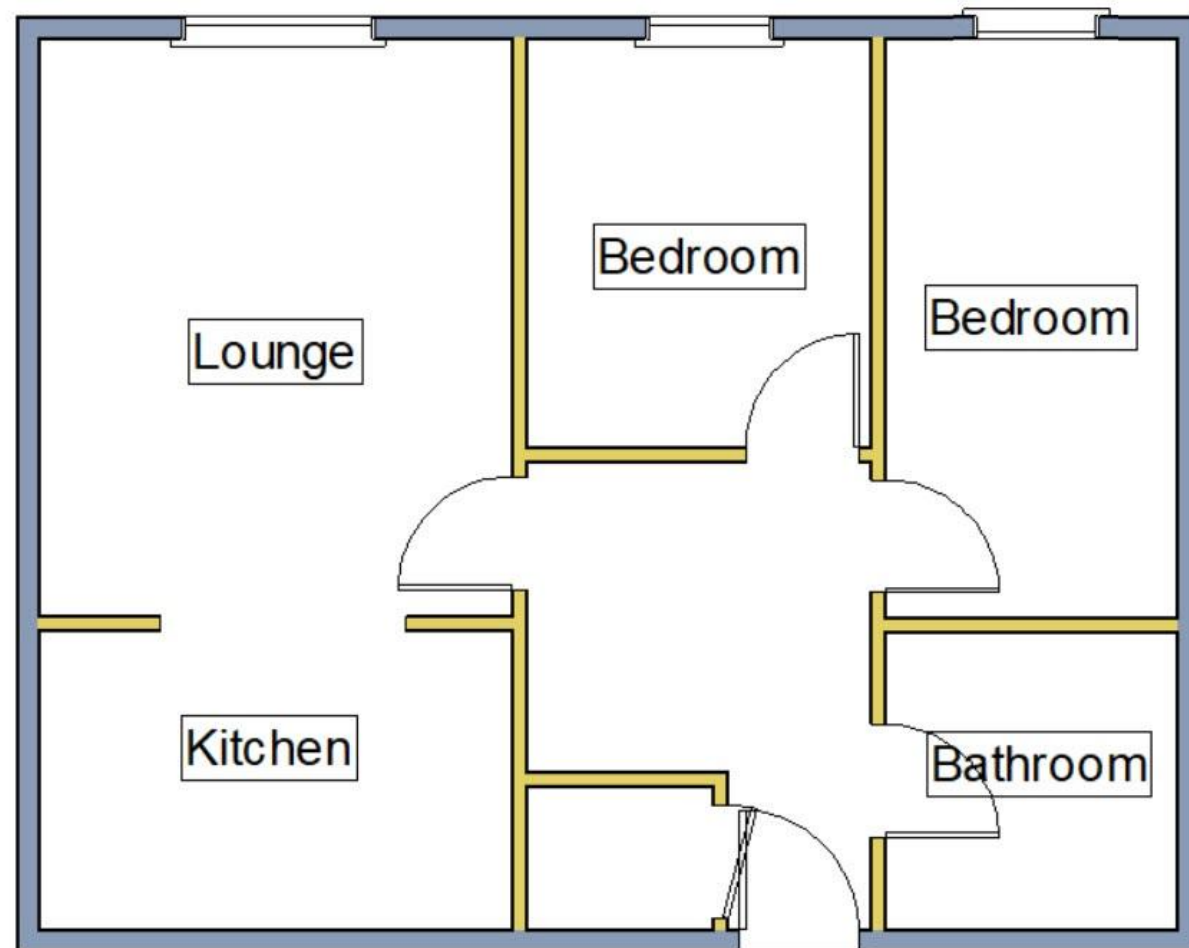
SERVICE CHARGE & GROUND RENT

We understand from the current owner that the total service charge and ground rent annually is approximately £1,300.

COUNCIL TAX

Band 'A'





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 61 D |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |