



**7 Harvest Court, Felixstowe, IP11 7SZ**

**£160,000 FIRST FLOOR RETIREMENT FLAT WITH GARAGE**

**DIAMOND  
MILLS**

*Established 1908*

**A well maintained first floor two bedroom apartment in Harvest Court, a modern development for the over 55's with communal gardens close to the sea front and the town centre. The apartment has just had new carpets laid and the kitchen is fitted with a range of appliances including 'White Goods'. This apartment also has a garage. No onward chain.**

### **HALL**

There is a cloaks cupboard in the hall and an airing cupboard with double doors housing the hot water cylinder and immersion heater. Night storage heater.

### **LIVING ROOM (S)**

14' 3" x 13' (4.34m x 3.96m) There is a night storage heater in the living room and a TV point.

### **KITCHEN/DINING ROOM (N)**

14' 3" x 8' 9" (4.34m x 2.67m) Fitted range of wall and base units and an inset sink unit with single drainer. The appliances include an AEG double oven, Indesit ceramic hob, Neff filter hood, Indesit washing machine and a Fridgemaster fridge/freezer. There is a TV point and a night storage heater in the kitchen.

### **BEDROOM (N)**

15' x 10' 9" (4.57m x 3.28m) There is a range of fitted wardrobe cupboards in this bedroom and a night storage heater.

### **BEDROOM (N)**

11' x 8' 9" (3.35m x 2.67m) There is an electric heater in this room.

### **BATHROOM (W)**

9' 9" x 5' 3" (2.97m x 1.6m) Fitted with a three piece comprising walk in bath with electric shower over, low level WC and vanity unit with inset wash basin. There is a heated towel rail in the bathroom and a Dimplex fan heater.

### **OUTSIDE**

There are communal gardens at Harvest House and a sizeable residents car park.

### **GARAGE**

19' x 8' 6" (5.79m x 2.59m) Garage with up and over door. Power and light connected.

### **COUNCIL TAX BAND**

Band C.

### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**

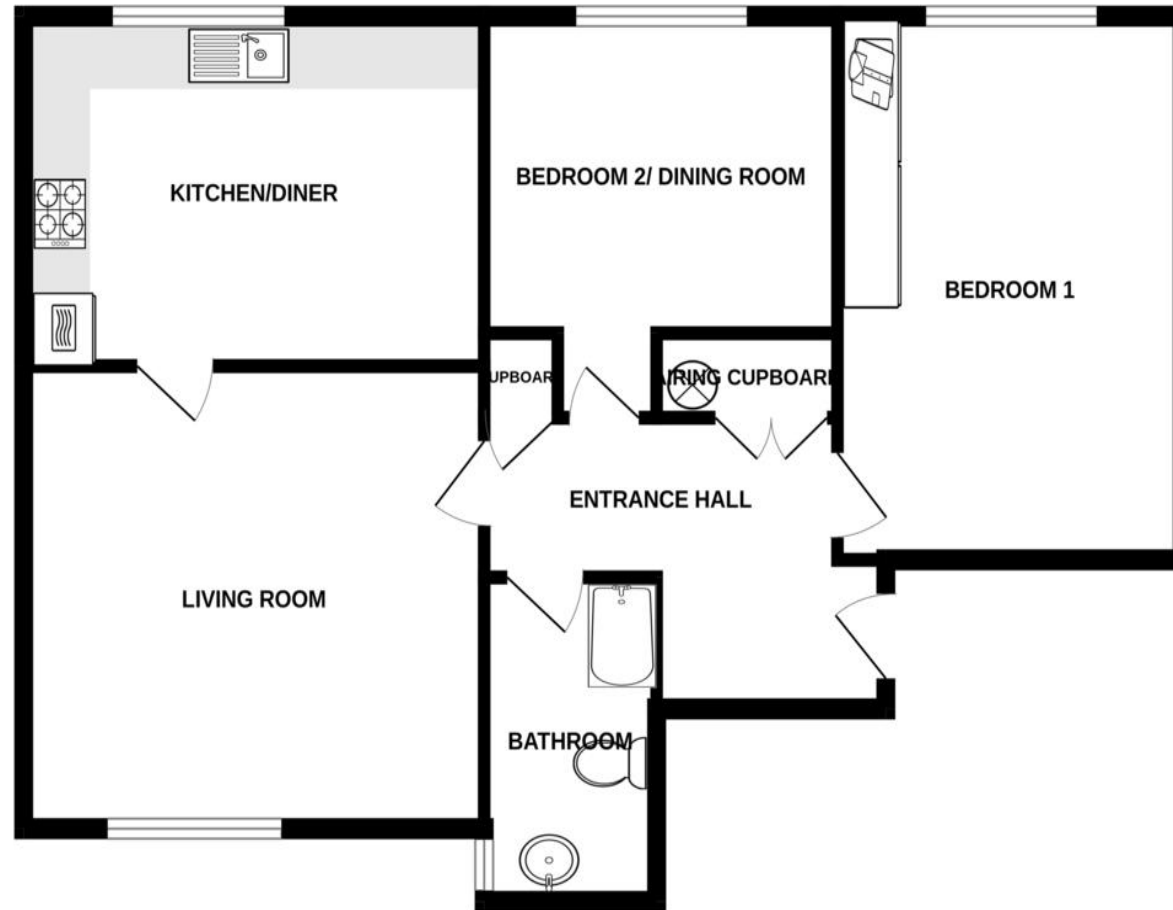


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# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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