



50 Jasmine Close, Trimley St. Martin, Felixstowe, IP11 0UY
£120,000 LEASEHOLD

**DIAMOND
MILLS**
Established 1908

A charming one-bedroom ground floor apartment featuring a modern kitchen and shower room. Nestled at the end of the close, it comes with off-road parking, a garage, and its very own private entrance. With the remainder of a 120-year lease starting from July 1st, 1981, this property is perfect for first-time buyers or buy-to-let investors.

ENTRANCE HALL

The meter cupboard is in the hall.

LIVING ROOM

16' 1" x 8' 7" (4.9m x 2.62m) With window to front, built in cupboard and electric radiator.

INNER HALL

The airing cupboard housing the hot water cylinder and immersion heater is in this hall. There are doors to the shower room and kitchen.

KITCHEN

10' x 5' 6" (3.05m x 1.68m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. There is plumbing for a washing machine in the kitchen and an electric cooker point.

SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m) Fitted with a modern three piece suite comprising shower, vanity unit with inset wash basin and low level WC. This room is fully tiled, has towel rails, an extractor and an electric radiator.

BEDROOM

11' 7" x 10' 7" (3.53m x 3.23m) max With South facing window to rear. There is an electric radiator in this double bedroom.

OUTSIDE

There is a front garden with a terrace and an area of lawn. In addition to this there is a communal drying area.

GARAGE

The garage is in a block and there is off road parking in front of it. The garage has an up and over door.

TENURE

This is a leasehold apartment with the remainder of a 120 year lease commencing 1st July 1981.

Purchasers are advised to satisfy themselves of the full leasehold details and service charge through their solicitor.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(56) with a potential of B(82) valid until 18th February 2029

COUNCIL TAX BAND

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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.



117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

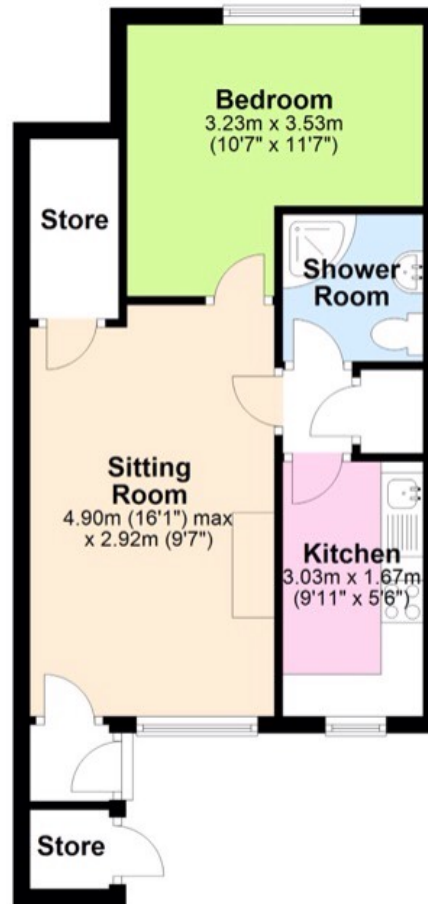


www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 38.9 sq. metres (419.2 sq. feet)