



4 Pavilion Court, Hamilton Gardens, Felixstowe, Suffolk, IP11 7FA

£450,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A first floor leasehold retirement apartment for the over 60's commanding panoramic sea views. Both the living room and the main bedroom have doors out onto the balcony. Two bedrooms, two bathrooms, kitchen and living room. The development has a communal lounge, Kitchen, guest suite, decked area and landscaped gardens. No onward chain. Subject to Probate.

HALL

With built in cupboard. Radiator.

UTILITY CUPBOARD

Housing the boiler and plumbing for washing machine.

LIVING ROOM (E&S)

15' 3" x 14' 3" (4.65m x 4.34m) This room enjoys fine sea views. Radiator. There are doors to the kitchen and out onto the balcony.

KITCHEN (E)

7' 9" x 7' (2.36m x 2.13m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Hotpoint hob with filter hood, a Hotpoint oven and a fridge/freezer.. There is plumbing for a dish washer.

BEDROOM (S)

13' 3" x 9' 9" (4.04m x 2.97m) Another room with sea views. There is a walk in wardrobe in this room. Radiator. Doors out onto the balcony and into the en-suite bathroom.

EN-SUITE BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m) Fitted with a three piece suite comprising panel bath with shower over and screen, vanity unit with inset wash basin and low level WC. Heated towel rail/rad, electric fan heater and extractor fan.

BEDROOM (SE)

11' 9" x 9' (3.58m x 2.74m) plus recess 5'3"x4'3" Another room with views. Radiator.

SHOWER ROOM

8' 9" x 4' 9" (2.67m x 1.45m) Fitted with a three piece suite comprising Shower, pedestal wash basin and low level WC. Towel rail/radiator, fan heater and extractor.

BALCONY

22' x 6' (6.71m x 1.83m) Of steel construction with glazed sides. Panoramic sea views.

TENURE

The property is leasehold - 125 years from 2015.

SERVICE CHARGE

£3843.51. This includes buildings insurance, cleaning of communal areas, house manager's salary, communal electricity, general maintenance of the communal areas including gardens and grounds. Prospective purchasers should satisfy themselves of the service charge and leasehold details via their solicitor prior to exchange of contracts.

GROUND RENT

£247.50 twice a year.

COMMUNAL AREAS

The development has a communal lounge with access onto the South facing decking area and landscaped gardens. Communal kitchen area. Guest suite available for hire.

There are lifts to all floors.

Car parking available at a cost of £250.00 per annum.

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COUNCIL TAX BAND

BAND "C"

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B(84) with a potential of B(84) which is valid until August 2025

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

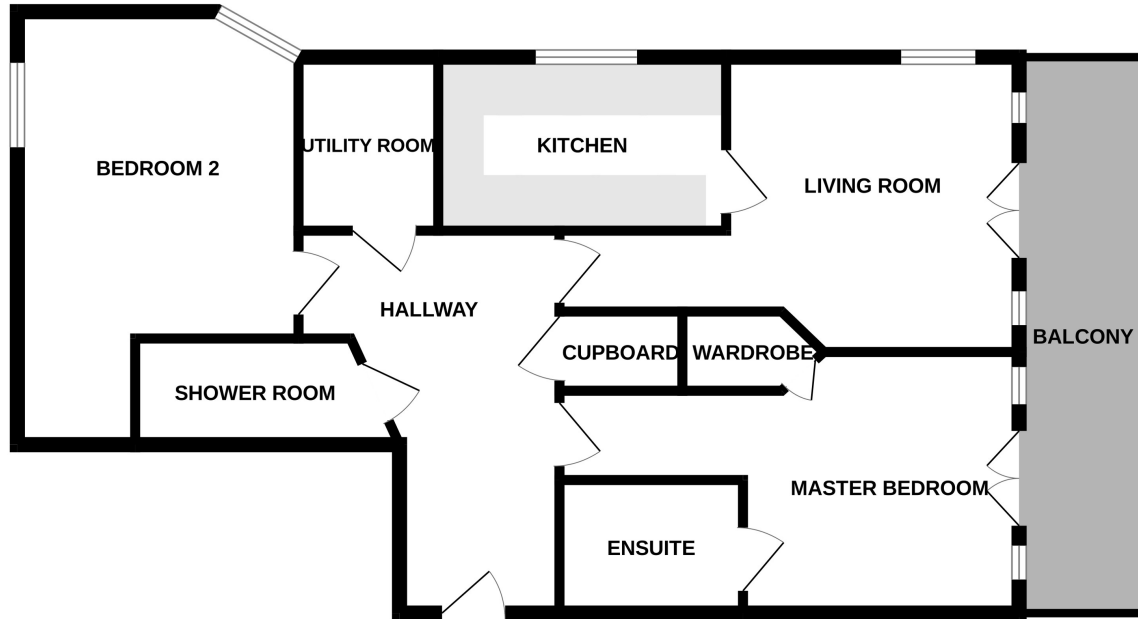
VIEWING

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





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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