



**Flat 1 Felix Lodge, Cobbold Road, Felixstowe, Suffolk, IP11 7HQ**

**£200,000 LEASEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A delightful two bedroom ground floor apartment for the over 55's in Felix Lodge which is annexed to the magnificent Grade II Listed Harvest House. As a resident in Felix lodge you have access to Harvest House and all the grand communal areas and rooms together with the wonderful gardens and grounds which extend to about three acres.**

**COVERED ENTRANCE**

With front door into the apartment.

**HALL**

There is an electric radiator in the hall and the entry phone. A shelved cupboard houses the consumer unit and an airing cupboard houses the Ariston water heater.

**LIVING ROOM (S)**

21' x 11' (6.4m x 3.35m) A lovely light room facing South overlooking the putting green. There are two electric radiators in this room.

**KITCHEN (W)**

11' x 8' 9" (3.35m x 2.67m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. The appliances include an Indesit hob unit with filter hood over and a Zanussi double oven. There is plumbing for a washing machine and there is an electric radiator in the kitchen.

**BEDROOM (W)**

11' 9" x 10' 9" (3.58m x 3.28m) A double bedroom with an electric radiator.

**BEDROOM (W)**

10' 9" x 7' (3.28m x 2.13m) A smaller double bedroom with electric radiator.

**SHOWER ROOM**

Low level WC. Shower cubicle with chair.

**TENURE**

Long lease - extended in 2009 plus share of freehold.

**GROUND RENT**

£100.00 per annum. Payable half yearly £50.00 & £50.00.

**SERVICE CHARGE**

£4,280.00 per annum. Payable half yearly £2,140.00 & £2,140.00.

**COUNCIL TAX 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.

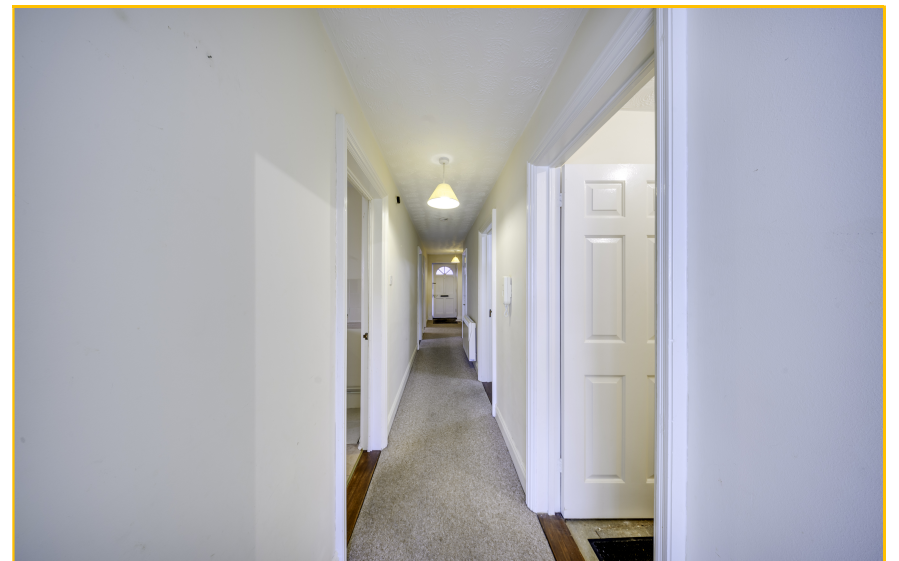
**VACANT POSSESSION ON COMPLETION**

**VIEWING**

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

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GROUND FLOOR

