



Flat 1 Tehidy House, 65 Orwell Road, Felixstowe, Suffolk, IP11 7PS

£350,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**
Established 1908

COMPLETION DUE FOR APRIL 2025 A stunning and beautifully finished two-bedroom ground floor apartment measuring approximately 688 square feet, forming part of this wonderful conversion to five luxury residential apartments with allocated parking and bespoke interiors maintaining the character of a building constructed in 1895.

ENTRANCE HALL

9' 3" x 7' 4" (2.82m x 2.24m) MAXIMUM. Built in cupboard housing hot water cylinder and electrical consumer unit. Doors off to:-

KITCHEN LIVING ROOM

17' 7" x 16' 7" INTO BAY (5.36m x 5.05m) reducing to 12'6". Electrical atc smart radiator. Round bay window to front aspect. Integrated appliances to include electrical double oven, dishwasher, washing machine, induction hob and cooker hood. Integrated 70/30 fridge freezer. Quartz work tops and upstands. Stainless steel sink and inset Quartz drainer. Sliding doors to private courtyard garden.

SHOWER ROOM

9' 8" x 5' 7" (2.95m x 1.7m) Contemporary white suite comprising low level WC, vanity wash hand basin with splash back with mixer tap, sensored mirror with lighting, heated towel rail, shower cubicle, obscured window to side aspect. Extractor fan. Spotlights.

BEDROOM 1

12' 5" x 11' 7" (3.78m x 3.53m) Electric radiator. Windows to rear and side aspects. Spotlights.

BEDROOM 2

13' 2" x 8' 9" (4.01m x 2.67m) Electric radiator. Three windows to side aspect. Spotlights.

TENURE

Share of freehold and remainder of a 999 year lease.

SERVICE CHARGE

To be confirmed.

COUNCIL TAX BAND

To be confirmed.

SERVICES

Mains water and drainage and mains power connected.

PARKING

One allocated parking space with EV car charging points and two visitor parking spaces to the building.

OUTSIDE

Landscaped parking area to the front of the building with hedging and fencing to boundaries. An enclosed bin storage area sits on the east boundary. There is a communal garden on the west boundary and three of the five apartments come with private outside space. There is also a bicycle storage area.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

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.



