



Flat 3 Tehidy House, Orwell Road, Felixstowe, Suffolk, IP11 7PS

£325,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**

Established 1908

A stunning and beautifully finished two bedroom first floor apartment measuring approximately 656 square feet, forming part of this wonderful conversion to five luxury residential apartments with allocated parking with EV car charging points and bespoke interiors maintaining the character of a building constructed in 1895. The building has been sympathetically converted keeping many original features with a contemporary twist and solar panels have been fitted on the south roof elevation.

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.

COUNCIL TAX BAND

TBD

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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