



22 Harvest Court, Felixstowe, IP11 7SZ

£170,000 EXTENDED LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A ground floor two-bedroom apartment in a purpose-built retirement complex for the over 55's with a little terrace as well as communal gardens and grounds. Harvest Court is situated on the corner of Bath Road and Cobbold Road. It is ideally situated a short walk from the Sea Front and the Town Centre.

COMMUNAL ENYRANCE HALL

With stairs and lift to all floors. Door to apartment 22.

ENTRANCE HALL

With entry phone system and two cupboards. Night storage heater. Cupboard housing the hot water cylinder.

KITCHEN (S)

10' 6" x 8' (3.2m x 2.44m) A lovely light South facing kitchen fitted with a range of wall and base units together with a sink unit. There is an electric cooker and plumbing for a washing machine.

LIVING ROOM (S)

15' 3" x 11' 9" (4.65m x 3.58m) Another South facing light room with a door leading out on to the terrace. Storage heater.

BEDROOM (E&S)

13' 9" x 8' 9" (4.19m x 2.67m) A light, double bedroom with with storage heater.

BEDROOM (E)

12' x 6' (3.66m x 1.83m) With storage heater.

BATHROOM

Fitted with a three piece suite comprising walk in shower with seat and handrail, vanity unit with inset wash basin and low level WC. Fan heater and extractor.

OUTSIDE

Harvest Court stands within communal gardens with a private car park for the residents at the rear.

TENURE

Long Lease - 101 years remaining.

SERVICE CHARGE

£3,938.37 per annum which is payable in two 6 monthly instalments.

GROUND RENT

£350.00 per annum.

COUNCIL TAX

Band "C"

AGENTS NOTE

The sale is subject to the grant of Probate.

ENERGY PERFORMANCE CERTIFICATE

The current EPC is C(72) with a potential of C(78) which is valid until March 2035

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.

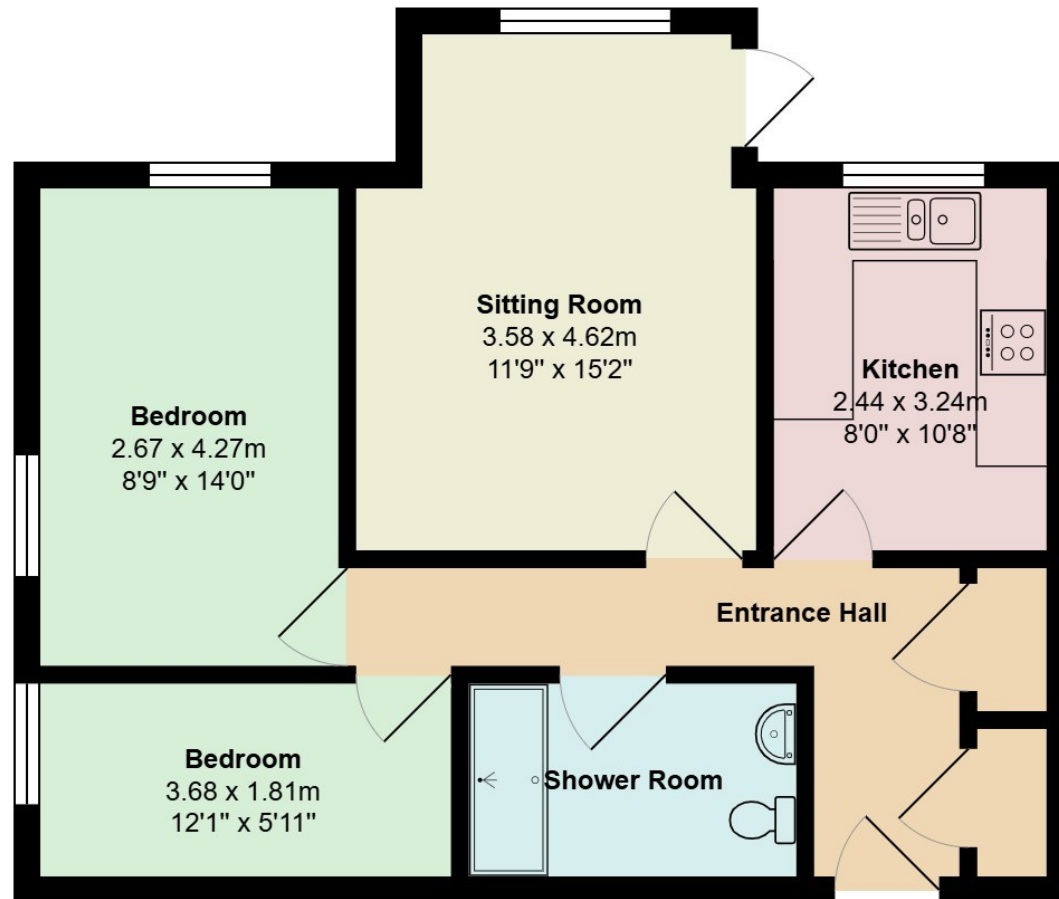
VACANT POSSESSION ON COMPLETION

VIEWING

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

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Total Area: 59.3 m² ... 638 ft²

All measurements are approximate and for display purposes only