



Flat 1, 95 Undercliff Road West, Felixstowe, Suffolk, IP11 2AF

£395,000 LEASEHOLD

**DIAMOND
MILLS**
Established 1908

An exciting opportunity to purchase a bespoke and luxuriously finished two-bedroom first floor apartment offering stunning panoramic sea views.

The property features gas central heating, double glazing, a contemporary kitchen with integrated appliances and a breakfast bar and a video security entry system. The accommodation consists of an entrance hall, a stunning open plan kitchen living room with a bespoke media wall unit and panoramic sea views, a main bedroom with panoramic sea views and an ensuite shower room, a second bedroom and a separate shower room.

ENTRANCE HALL

Entrance door from the communal entrance hall, double storage cupboard housing tumble dryer with shelf and coat hooks, radiator, video entry system. Doors off to:-

KITCHEN LIVING ROOM

27' 00" x 18' 00" (8.23m x 5.49m) The kitchen is finished to a high specification and consists of a range of eye and base level grey gloss handleless units with white quartz worktops. Tiled splash backs. Breakfast bar. Two under counter electric ovens, five ring AEG ceramic hob with stainless steel extractor hood over, integrated Zanussi dishwasher, integrated Hoover washing dryer machine, built in Zanussi fridge freezer, stainless steel sink with drainer.

Grey wood effect laminate style flooring. Radiator. Vertical radiator. Bespoke grey media wall unit. Air conditioning unit providing heating in winter and cool air in summer. Stunning panoramic sea views. Spotlights.

Furnishings negotiable.

BEDROOM ONE

19' 00" x 10' 9" (5.79m x 3.28m) Fitted carpet. Radiator. Air conditioning winter and summer. Panoramic sea views. Bespoke mirrored sliding wardrobe. Two feature lights and spotlights. Door to:-

ENSUITE SHOWER ROOM

Contemporary suite comprising low level WC, vanity wash hand basin, shower cubicle, tiled floor. Chrome heated towel rail. Wall cupboard. Part tiled walls. Spotlights. Extractor fan.

BEDROOM TWO

16' 00" x 9' 5" (4.88m x 2.87m) Fitted carpet. Radiator. Window to rear aspect. Two storage cupboards - one housing gas fired combination boiler (serviced annually), Door to Private Pedestrian rear access.

SHOWER ROOM

Stunning contemporary design with Vinyl flooring. White suite comprising low level WC with hidden cistern and vanity wash hand basin. Walk-in shower cubicle with non-slip base. Vertical towel rail. Wall cupboard. Spotlights. Extractor fan.

On the ground floor there is a communal storage space with each flat having a designated storage area.

TENURE

Leasehold. A lease of 125 years from 2017.

GROUND RENT AND SERVICE CHARGE

Service charge – Approximately £2280 per annum
Ground Rent – Approximately £125 per annum

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is B (81) with a potential rating of B (81) and the current energy performance certificate is valid until 9th July 2027.

AGENTS NOTE

This property has a letting and pet restriction in the lease and does not come with any designated or allocated parking.

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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