



8 Graham Court, Hamilton Gardens, Felixstowe, IP11 7ES

**£400,000 LEASEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**This stunning top-floor leasehold apartment, boasting breath-taking, uninterrupted sea views from your very own private balcony! This beautifully updated home offers its own private entrance and a modern, light-filled interior. With a generous layout featuring two bedrooms, a spacious living room, a stylish kitchen, and a contemporary bathroom, it's the perfect coastal retreat or savvy investment.**

**Offered chain-free and with a long lease, this is a rare opportunity to own a slice of seaside paradise. Don't miss your chance to wake up to the sound of the waves and the best view of Felixstowe!**

#### **HALL**

There is a velux roof light in the hall and access to a Loft.

#### **STORE ROOM**

6' 9" x 4' (2.06m x 1.22m) A useful storeroom.

#### **LIVING ROOM (S&W)**

14' 9" x 11' 3" (4.5m x 3.43m) This room enjoys great sea views to the South and West. The focal point of the room is a tiled fireplace with timber surround and mantle. There is a built-in cupboard, a radiator and French windows out on to the balcony.

#### **BALCONY**

With space for a small table and chairs. Panoramic sea views.

#### **KITCHEN (N)**

10' 3" x 7' 6" (3.12m x 2.29m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Cooke and Lewis induction hob and a Diplomat oven. There is plumbing for a washing machine and space for a fridge/freezer. A cupboard houses the gas fired Baxi balanced flue combi boiler.

#### **BEDROOM (S)**

11' x 10' (3.35m x 3.05m) plus bay. Another room which enjoys stunning sea views. There is a pretty little cast iron fireplace in this bedroom, a radiator and built in cupboards.

#### **BEDROOM (N)**

11' x 9' 6" (3.35m x 2.9m) There is a small built in cupboard in this room and a radiator.

#### **BATHROOM (N)**

7' 6" x 4' 6" (2.29m x 1.37m) Fitted with a three piece white suite comprising panel bath, pedestal wash basin and low level WC. There is also a towel rail/radiator in the bathroom.

#### **OUTSIDE**

This second-floor apartment is approached via an external staircase and has its own entrance door. There is an allocated parking space.

#### **SERVICE CHARGE**

The monthly service charge is £86.00 per month.

#### **GROUND RENT**

The annual ground rent is £35.00.

#### **ADMINISTRATION FEE**

The annual administration fee is £104.00

#### **BUILDINGS INSURANCE**

The buildings insurance for the period 2025/26 is £379.00

#### **THE LEASE**

198 years commencing 24/06/1969. Therefore, there is 142 years left on the lease.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D (67) with a potential of C (69) which is valid until January 2030.



## **COUNCIL TAX BAND**

B

## **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**

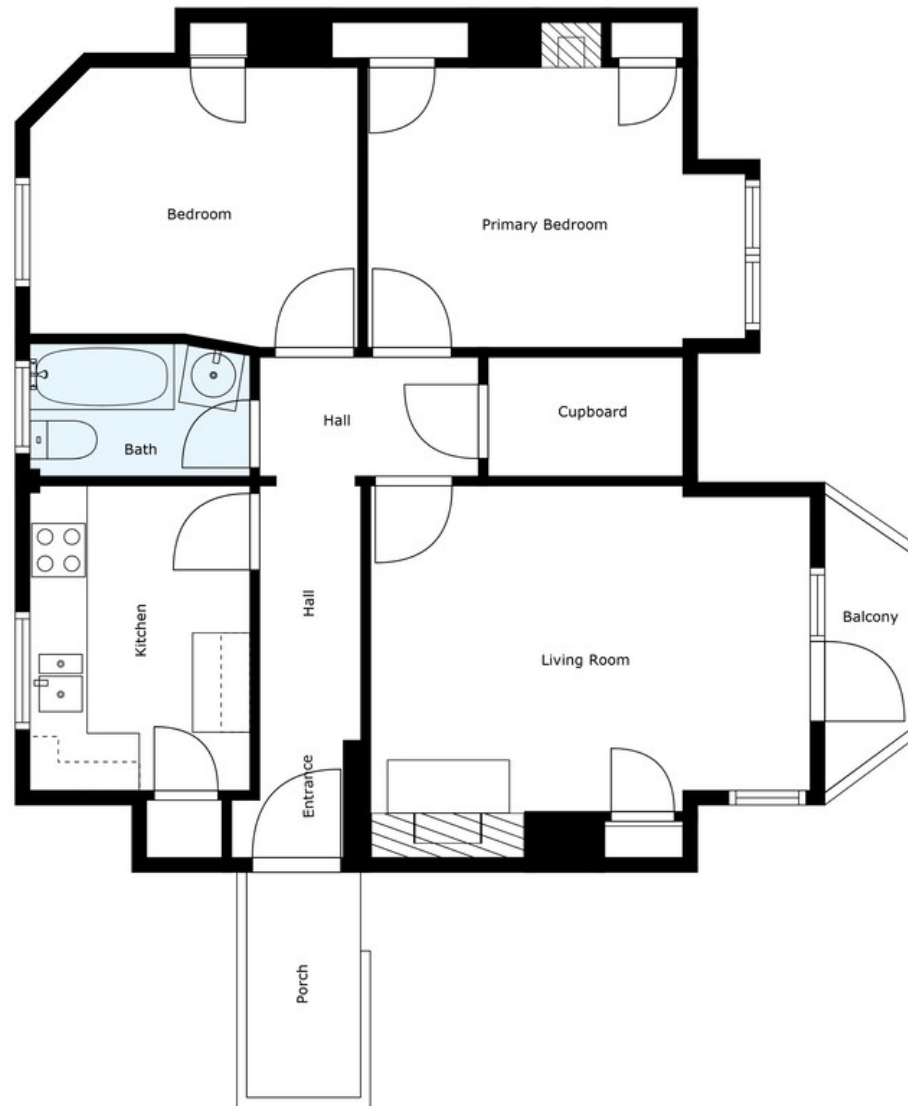
## **VIEWING**

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









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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.