



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

£350,000 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.

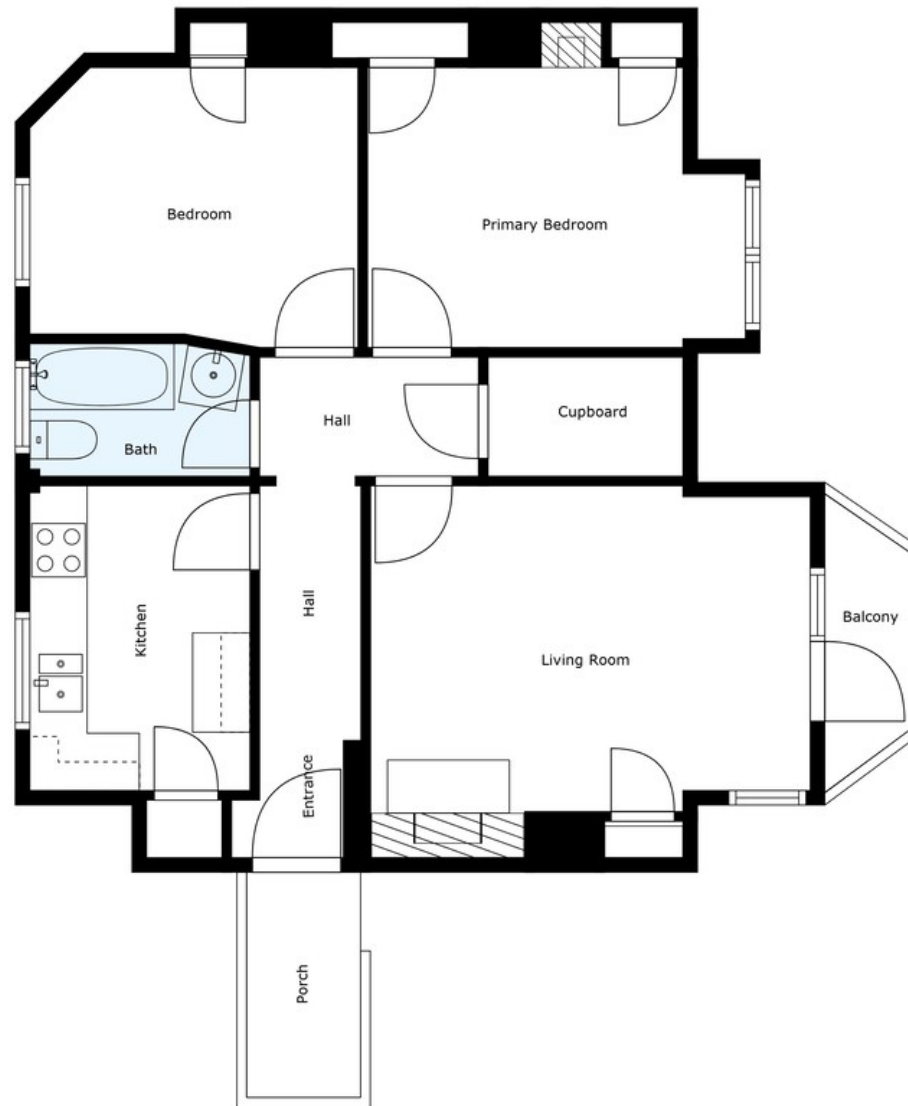
VACANT POSSESSION ON COMPLETION

VIEWING

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







**DIAMOND
MILLS**
Established 1908

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