



3 Edney Court, Tomline Road, Felixstowe, Suffolk, IP11 7NX

£330,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional leasehold two-bedroom apartment with sea views. The apartment has a long lease and owns a share of the freehold. Situated close to the Sea Front and convenient for the Town Centre. This apartment is being sold with no onward chain.

ENTRANCE HALL

With door to living room.

"L" SHAPED LIVING ROOM

24' 6" x 12' 3" (7.47m x 3.73m) With sea views and electric blinds. Feature red wall. Built in cupboards.

DINING AREA

13' x 12' 3" (3.96m x 3.73m) Another room with sea views and electric blinds. Glazed door to the balcony.

BALCONY

11' x 5' 6" (3.35m x 1.68m) With fine sea views.

KITCHEN

10' 3" x 9' 9" (3.12m x 2.97m) Fitted with a range of Miele appliances including ovens, fridge/freezer, washing machine and tumble dryer. There is also a Neff dish washer. The work surfaces are in Corian work surfaces and granite flooring with under floor heating. This room also has sea views.

SHOWER ROOM

A fully tiled room with double shower, wash basin and low-level WC. Granite flooring with under floor heating. Other appliances include a hair dryer, heated towel rail and censored mirror cabinet.

BEDROOM

15' x 12' 9" (4.57m x 3.89m) A sizeable double room with built in wardrobe cupboards and a radiator.

BEDROOM

9' 9" x 9' 9" (2.97m x 2.97m) There is a radiator in this room.

AGENTS NOTE

We understand that the property cannot be rented out. There is some extra storage in the basement.

SERVICE CHARGE

£652.50 payable every six months.

GROUND RENT

Not applicable - share of freehold.

TENURE

The original lease has been extended by 999 years so there is a long lease.

COUCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is x with a potential of x which is valid until July 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.





Figure 10: Existing condition existing 2024



Total area: approx. 90.3 sq. metres (971.8 sq. feet)

Prepared By david-mortimer.com
Not To Scale
For Identification Purposes Only
Plan produced using PlanUp.