



5 Peewit Court, Grange Road, Felixstowe, IP11 2TZ

£175,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A sizeable leasehold first floor apartment comprising well proportioned rooms with a small purpose purpose-built block situated not far from Morrisons supermarket and about a mile and a half from Felixstowe Town Centre. Access of Ferry Lane leads to a garage within a block. No onward chain.

HALL (S)

12' 6" x 3' 3" (3.81m x 0.99m) There is a built-in cupboard and a radiator in the hall.

LIVING ROOM (S&W)

24' 9" x 11' 3" (7.54m x 3.43m) The focal point of the room is an electric fire. There is a built-in cupboard and two radiators in this room. This room looks out over the rear garden to the West.

KITCHEN (E)

10' 3" x 6' 9" (3.12m x 2.06m) Fitted with a range of wall and base units and a sink unit with single drainer. The Ideal gas fired boiler is in a cupboard. The appliances include a Zanussi Cooker, Bosch washing machine and a Hoover fridge/freezer. There is radiator in the kitchen.

INNER HALL

10' 6" x 3' (3.2m x 0.91m)

BEDROOM (E)

12' 6" x 9' (3.81m x 2.74m) A double bedroom with built in wardrobe, depth x 9' and shelved cupboard. There is a radiator in this room.

BEDROOM (W)

11' 9" x 9' 9" (3.58m x 2.97m) Another double bedroom with built in wardrobe, depth x 9' 9" and shelving. There is a radiator in this room.

BATHROOM (N)

6' x 5' 3" (1.83m x 1.6m) Fitted with a two-piece suite comprising bath with shower attachment over and vanity unit with inset wash basin. There is a radiator in the bathroom.

SEPERATE WC (N)

6' x 2' 6" (1.83m x 0.76m) With low level WC.

OUTSIDE

There are landscaped and well maintained communal gardens around Peewitt Court.

Access to the garaging is of Ferry Lane.

GARAGE

19' 9" x 7' 9" (6.02m x 2.36m) Set in the middle of a block of three. The garage has an up and over door.

THE LEASE

999 Years. (From 1974)

SERVICE CHARGE

£750pa (Half yearly Mar/Sept £375)

GROUND RENT

£20 per year.

BUILDING INSURANCE

£275 per year.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (69) with a potential of C (76) which is valid until September 2035.

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.

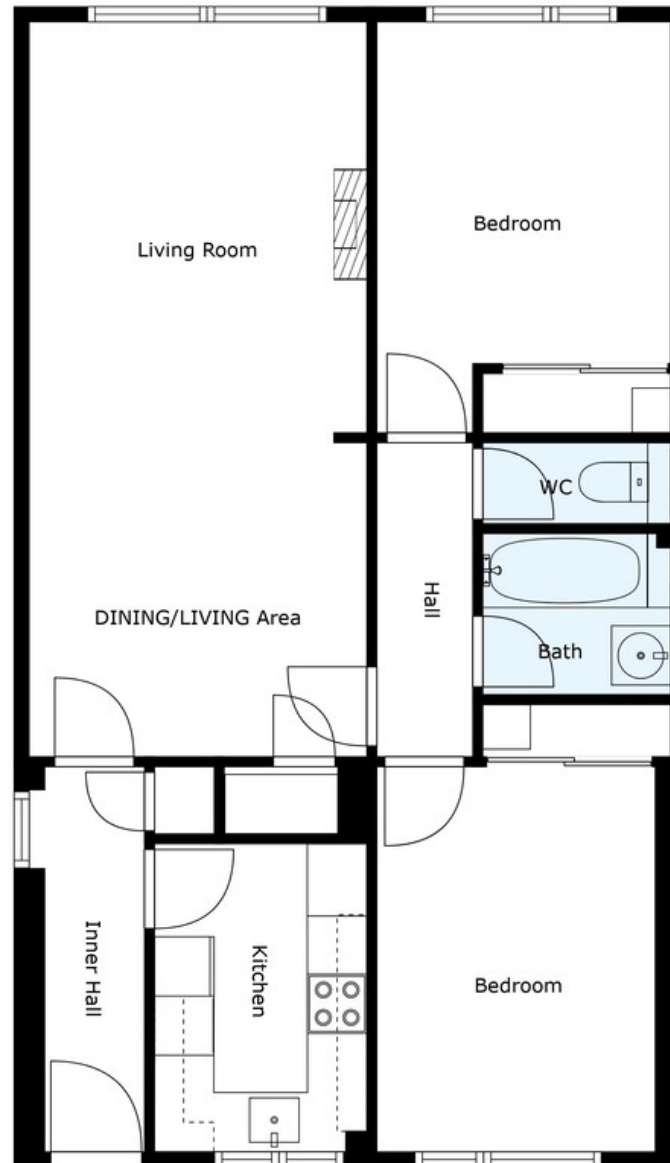
VACANT POSSESSION ON COMPLETION

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.