



Flat 2 Francis Court, Leopold Road, Felixstowe, IP11 7NP

£275,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A beautifully presented self-contained two-bedroom ground floor apartment with a courtyard garden and off-road parking situated close to the Town Centre and Sea Front. The kitchen is fully fitted and has granite work surfaces; there are two bathrooms including one en-suite; there is a dining area close to the kitchen which is open into the living room. NO ONWARD CHAIN.

COMMUNAL ENTRANCE HALL

ENTRANCE LOBBY

Cupboard housing the the hot water cylinder.

DINING AREA

9' x 8' 6" (2.74m x 2.59m) Open to the kitchen, living room and inner hall. There is an electric radiator in this area.

KITCHEN

11' x 8' (3.35m x 2.44m) Fitted with a range of wall and base units with granite work surfaces and a stainless-steel sink unit. The appliances include a neff double oven, Neff halogen hob, a neff dish washer, a Hotpoint washing machine and an integral fridge/freezer.

LIVING ROOM (N&E)

11' x 13' 3" (3.35m x 4.04m) There is an electric rad in the living room and sliding glazed external door to the courtyard garden.

INNER HALL

With doors to bedrooms and bathroom.

BEDROOM (E)

12' 6" x 7' 6" (3.81m x 2.29m) max With electric radiator and fitted wardrobe cupboard.

BATHROOM

8' x 5' (2.44m x 1.52m) Fitted with a three piece white suite comprising panel bath with shower over and glazed screen, vanity unit with wash basin and low level WC. Towel rail/radiator. Under floor heating.

BEDROOM (E)

9' 9" x 11' 9" (2.97m x 3.58m) Electric radiator. Built in wardrobe cupboard with double doors. Door to en-suite.

EN-SUITE BATHROOM (S)

9' 6" x 5' (2.9m x 1.52m) max Fitted with a three-piece white suite comprising shower, vanity unit with inset wash basin and low-level WC. Towel rail/radiator and under floor heating.

OUTSIDE

Immediately to the rear of the apartment is an enclosed courtyard a garden with an Indian Sandstone terrace with raised beds around it. This area also has up lights. There is a lean-to storage shed to the North and a pedestrian gate to the parking area.



THE LEASE

The remainder of a 125-year lease commencing 2015.

SERVICE CHARGE

£134.73 per month.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (71) with a potential of B (80) which is valid until October 8th, 2035.

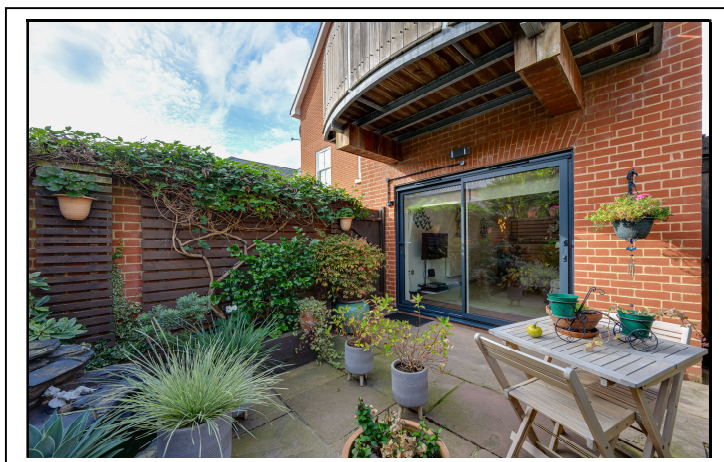
AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

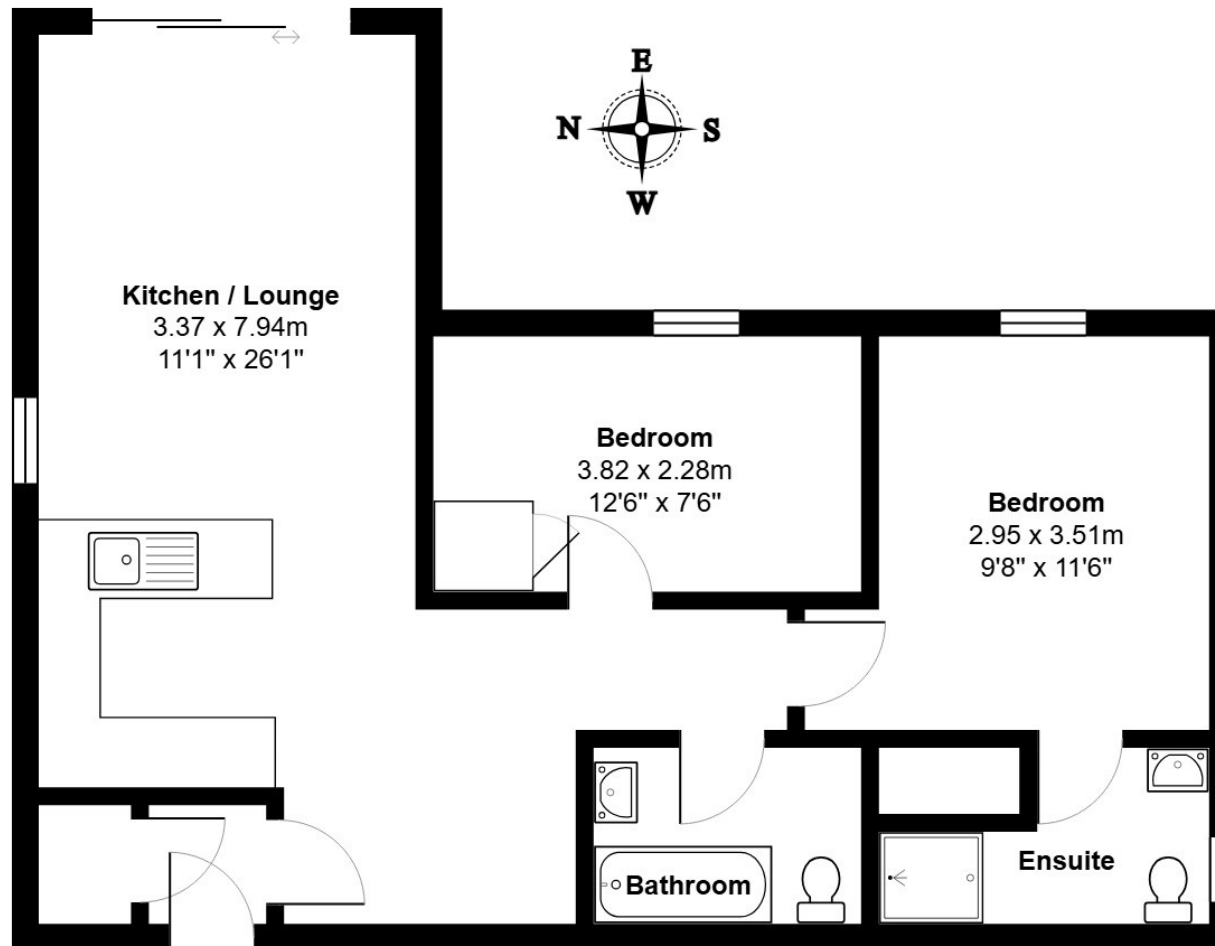
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 63.9 m² ... 688 ft²