



10 Harvest House, Cobbold Road, Felixstowe, Suffolk, IP11 7SP

£175,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in the highly sought after Harvest House development, a light and spacious one bedroom ground floor apartment offered for sale with no onward chain. Purchasers must be over the age of 55.

The accommodation briefly consists of an entrance hall, open plan living room and kitchen, utility room, master bedroom and a four-piece bathroom suite.

The windows have been secondary glazed, and heating is supplied in the form of Economy 7-night storage heating.

Harvest House is a Grade II Listed building and was built in 1903 as the prestigious Felix Hotel and secretly hosted Wallis Simpson in 1936 during her divorce.

Security entrance doors with entry phone system opening to:-

COMMUNAL ENTRANCE FOYER

Passenger lift facility, main staircase and doors through to ground floor communal areas and ground floor apartments including no.10. Entrance door opening to no.10:-

SPLIT LEVEL HALLWAY

Corinthian column, ceiling mouldings, Economy 7-night storage heater, built in airing cupboard housing newly installed hot water cylinder. Security entry phone system operating main doors of the building. Built in storage cupboard 8' 9" x 3' 6" with fitted shelving.

OPEN PLAN LIVING ROOM AND KITCHEN

32' 10" max reducing to 22'10" x 16' 2" (10.01m x 4.93m)

LIVING ROOM

22' 00" x 12' 3" (6.71m x 3.73m) Two economy 7-night storage heaters, ceiling coving, window to side aspect (west). Open plan leading to:-

KITCHEN

12' 00" x 10' 8" (3.66m x 3.25m) Fitted with a range of light oak finished units comprising base cupboards and drawers with marble effect work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built-in single oven, electric four ring hob with extractor hood over, Corinthian column with ceiling covings and mouldings, door leading to:-

UTILITY ROOM

7' 7" x 7' 2" (2.31m x 2.18m) Light oak storage cupboard with marble effect work surface over, inset stainless steel single drainer sink unit, tiled splashback, wall mounted Dimplex electric convector heater.

THE BEDROOM

18' 00" x 12' 8" (5.49m x 3.86m) Two fitted double door wardrobes, two wireless thermostatically controlled electric radiators, ceiling coving, windows to side aspect (west).

BATHROOM

11' 6" x 7' 00" plus door recess (3.51m x 2.13m) Champagne coloured suite comprising panelled bath, wash hand basin, low level WC, walk-in shower cubicle with tiled surround and Mira Sprint shower unit, heated electric shower rail, wall mounted Dimplex convector heater.

OUTSIDE

Harvest House sits within stunning landscaped gardens approximately two acres laid to lawn and established with flowers, shrubs and a Rose garden, a nine-hole putting green, seating areas and two resident car parks.

TENURE

Leasehold. Remainder of a 999-year lease.

SERVICE CHARGE

Approximately £5008 per annum. The service charge at Harvest House is reviewed annually.

COUNCIL TAX BAND

Band 'C'.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (69) with a potential rating of C (77) and the current energy performance certificate is valid until 28th June 2031.

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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