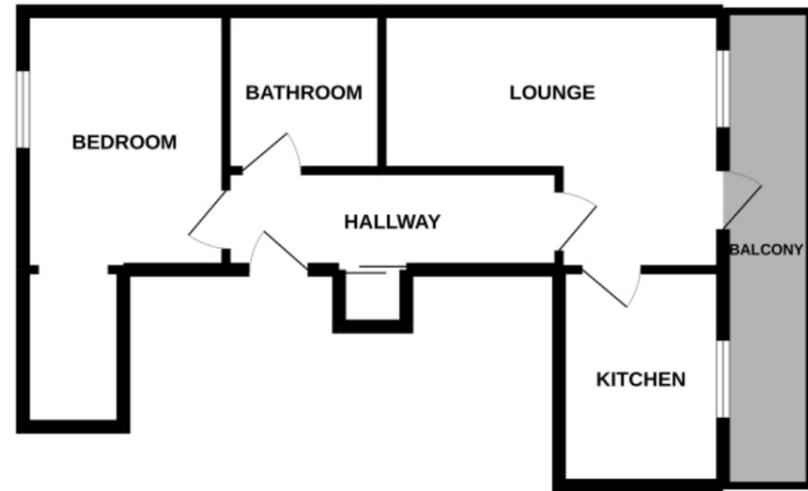


FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
73	79		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.</small>	

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

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## Granville Road, Felixstowe

Guide Price £140,000

1 Bedroom(s)    1 Bathroom(s)    1 Reception(s)

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## Property Description

A well presented one bedroom flat situated on the 2nd floor of Osborne House, located within a short walk from the sea front. The accommodation comprises, communal hallway providing access to, entrance hall, bedroom with dressing area, bathroom, lounge with access to balcony providing sea views and kitchen. To the rear of the building there is an allocated parking space. Offered with no onward chain.

## Features Include

Second Floor Flat  
Balcony with Sea Views  
Allocated Off Road Parking

## Also...

One Bedroom with Dressing Area  
Recently Modernised Throughout



## Main accommodation

### Communal Entrance

Steps leading to main door, stairs leading to 1st floor and door to;

### Entrance Hall

Carpet, phone intercom system, storage cupboard and doors to;

### Bedroom Feet: 11' 1" x 8' 7" | Meters: 3.38 x 2.62

Rear aspect double glazed window, radiator, carpet and open to;

### Dressing Area Feet: 6' 9" x 4' 3" | Meters: 2.06 x 1.30

Rear aspect double glazed window, light & carpet.

### Bathroom

Wood effect vinyl floor, radiator, low level flush W.C, hand wash basin, panelled bath with tiled surround and shower over & extractor fan.

### Lounge Feet: 14' 8" x 11' 4" | Meters: 4.47 x 3.45

Front aspect double glazed door to balcony, full height double glazed window, radiator, carpet and door to;

### Kitchen Feet: 9' 3" x 7' 0" | Meters: 2.82 x 2.13

Front aspect double glazed window, wood effect vinyl floor, radiator, wall and base units, work surfaces, stainless steel sink & drainer, washing machine, space for fridge, integrated electric hob and oven, wall mounted gas combi boiler and tiled splashbacks.

### Agents Note

£1200 annual Service Charge  
108 year lease

