



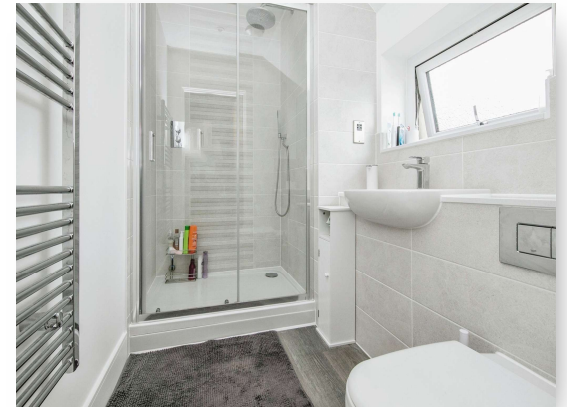
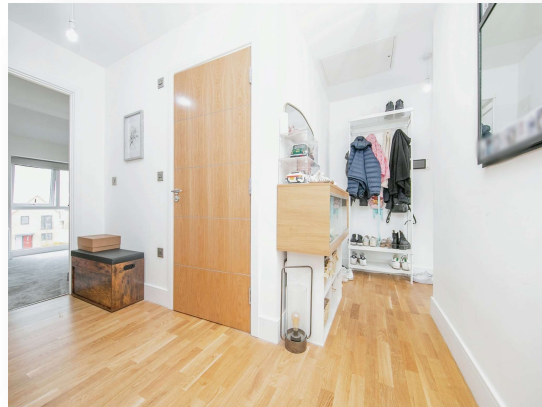
Orchard Court Holmhill Drive, Felixstowe IP11 9FR



welcome to

Orchard Court Holmhill Drive, Felixstowe

****STUNNING 2nd FLOOR FLAT **TWO BEDROOM **OPEN PLAN KITCHEN/LOUNGE **ENSUITES **ADDITIONAL FAMILY BATHROOM **HALLWAY
**SECURITY ENTRY SYSTEM **BALCONY OVERLOOKING GREEN AREA **STILL ON NHBC COVER **ALLOCATED PARKING **VIEWINGS HIGHLY
RECOMMENDED**



Communal Entry System Into-

Hallway

Stairs to second floor

Flat Entry Door Into-

Hallway

Double glazed window to the side and built in double storage cupboard.

Kitchen/Lounge

17' 7" x 15' 5" (5.36m x 4.70m)

One and a quarter sink unit with mixer tap over, adjoining work surfaces with under cupboards and drawers and matching base units. Integrated appliances such a washer-dryer, dishwasher and fridge freezer along with electric oven and hob with extractor hood and light over. Inset lighting, double glazed window to the side and front with doors opening into -

Balcony

Covered balcony with seating area overlooking green area.

Bedroom One

15' 5" x 12' 7" Max (4.70m x 3.84m Max)

Double glazed window to the rear.

En-Suite

Three-piece suite comprising of a vanity wash hand basin and W/C, walk-in double shower with twin shower heads. Tiled splashbacks, heated towel rail and extractor fan. Obscure double-glazed window to the rear.

Bedroom Two

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the front.

Bathroom

Three-piece suite comprising of vanity wash hand basin and low level W/C, enclosed bath with shower over and fitted shower screen. Tiled splash backs,

heated towel rail and extractor fan.

Outside

One allocated parking space along with further visitor parking spaces. There is also a communal bike and storage area.



view this property online williamhbrown.co.uk/Property/IPW103449



welcome to

Orchard Court Holmhill Drive, Felixstowe

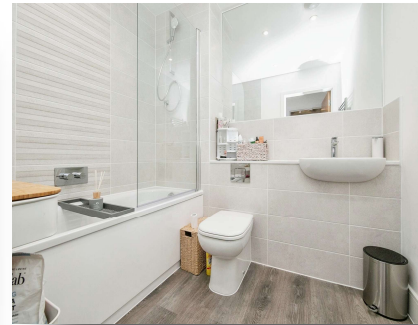
- Secure Entry Door & Video
- Two Bedrooms
- En-Suite
- Hallway
- Separate Bathroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103449



Property Ref:
IPW103449 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk