



Guide price £99,000  
Homeorr House, Felix Road, Felixstowe, IP11



 1  
Bedroom

 1  
Bathroom

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**Town Centre Location. Retirement Property. Over 60's Only. Off-Road Parking. One Double Bedroom. Close To Seafront. UPVC Double Glazing Throughout.**

Homeorr House is a pleasant and welcoming retirement development, providing independent living, in comfortable surroundings, for the over 60s. Located within easy walking distance of Felixstowe town centre and all the local facilities, the development boasts a peaceful enclosed communal garden, communal lounge, secure intercom entry system, house manager, laundry facilities and private parking. This well presented, one-bedroom ground floor apartment is self-contained and boasts a double bedroom, shower room, lounge, kitchen and a useful storage cupboard. Being on the ground floor, the apartment benefits from its own UPVC French doors for optional direct access outside. If you are looking for a place to call home, that's ready to move into and offers comfortable, convenient, and practical living, then make sure to book a viewing with us.

#### **Communal Entrance**

Manager's office, resident's lounge, laundry facilities and lift providing access to all floors.

**Entrance Hallway** 0.91m x 2.66m (3' x 8' 9")

**Storage Cupboard** 1.46m x 0.90m (4' 9" x 2' 11")

**Reception Room** 3.20m x 5.54m (10' 6" x 18' 2")

**Kitchen** 2.27m x 1.65m (7'5" x 5'5")

**Bedroom One** 2.65m x 3.66m (8'8" x 12'0")

**Shower Room** 1.65m x 2.06m (5'5" x 6'9")

**Communal Grounds** 1.65m x 2.06m (5'5" x 6'9")

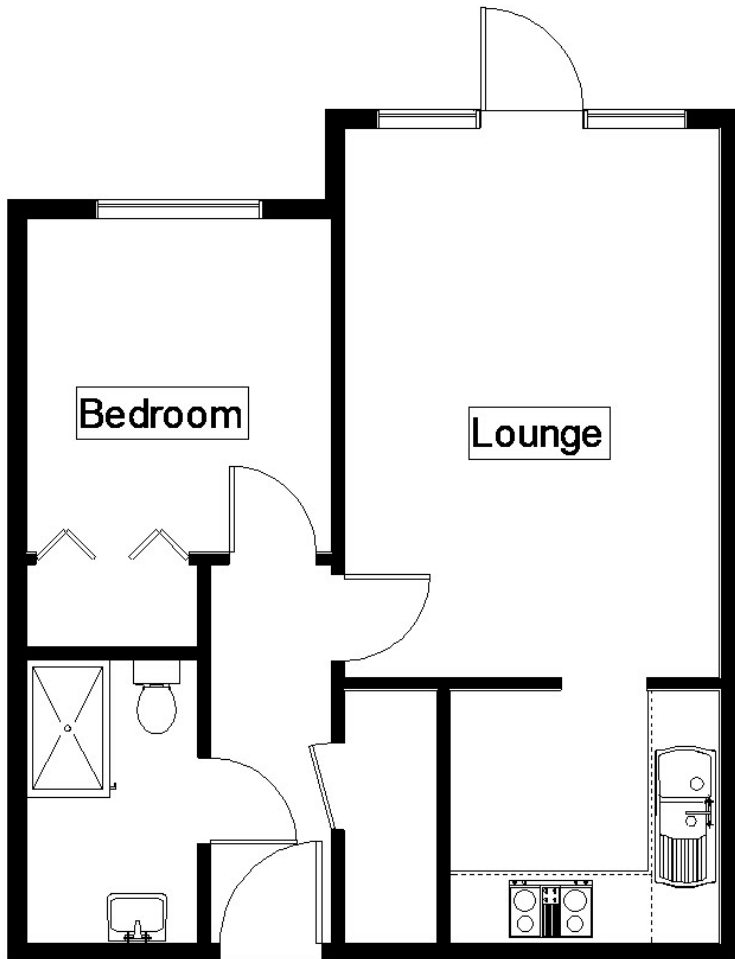
The attractive communal garden is mature and well-maintained, with lawns, flower beds, trees, and seating areas. The car park is for use by all residents and there is covered parking for mobility vehicles.

**Additional Information** 1.65m x 2.06m (5'5" x 6'9")

Tenure - Leasehold (68 Years remaining) Ground Rent Per Annum - £900.00 Service Charge Per Annum - £2206.54 (Water is included) EPC Rating - Current is 70C and potential to be 78C Council Tax Band - B (2023/24: £1,564.18) Services - We understand that the services include mains electric, water, fixed line telephone. Emergency/distress pull chord & the communication system alerts the management office, or APELLO care line facility for out of hours assistance. Property Type - Ground-floor flat  
Total Floor Area - 39 square metres Total Plot Size - N/A



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Felixstowe IP11



**PRS** Property Redress Scheme



**ClientMoney Protect**



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