



Guide price £120,000
Albany Villas, Undercliff Road West, IP11



1
Bedroom

1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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No chain involved. Close to town centre. One bedroom entry level flat. Modern shower room. Private parking. Ideal first time purchase, holiday home or buy to let investment.

Wainwrights are pleased to offer for sale this modern and well-presented one bedroom flat, located close to the vibrant Felixstowe seafront. The property benefits from private parking, a modern water heating system, Modern UPVC double glazing, open plan kitchen/diner and living room, a fully refurbished shower room; including floor to ceiling tiling and a walk-in shower. The flat is offered with a long lease and low ground rent.

General

Well equipped one bedroom flat, ideally situated close to Felixstowe attractive seafront, just a short walk to the town centre and local attractions. This attractive abode post new UPVC double glazed windows new modern shower room, generous sized lounge room and reserved parking

Hallway *2.97m x 1.00m (9' 9" x 3' 3") and 2.35m x 1m*

Entry to the commune area is via the front doors at the top of a flight of stairs, door leading to the inner hallway shared with two other flats lead to the front door, opening into the hallway. Built in cupboard housing the ELECTRIC meter and space for storage , entry phone, coving to ceiling, carpet, electrical point and doors to:

Shower room *2.01m x 1.71m (6' 7" x 5' 7")*

Large walking in shower, wash basin with integrated vanity unit, WC, partially tiled walls, vinyl flooring, coving to ceiling, extractor fan.

Bedroom *2.78m x 2.55m (9' 1" x 8' 4")*

Rear aspect window, large built-in cupboard with shelving and housing water heating system, wall mounted electric storage heater, coving to ceiling, carpet.

Lounge area *4.04m x 3.02m (13' 3" x 9' 11")*

Windows to rear aspect and side aspect, modern electric storage heater, coving to ceiling, carpet, walk-through to:

Kitchen area *3.01m x 2.33m (9' 11" x 7' 8")*

Window to side aspect, modern fitted kitchen consisting of speckled grey laminate worktop range of eyelevel and floor level cupboards, built-in electric oven with electric hob over and extractor hood above, inset single bowl stainless steel sink, partially tiled walls, space for washing machine, space for fridge, vinyl flooring, coving to ceiling.

Tenure

****Please see agent****

Additional information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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