





No onward chain. One bedroom. First floor. Small balcony. Communal gardens. Close to Felixstowe town centre.

Comfortable and well equipped one bedroom first floor retirement apartment, exclusively for those over the age of 60. St Johns Court is well situated on a quiet residential road, within easy walking distance of Felixstowe town centre, as well as the seafront. The bright and generous sized west facing lounge and bedroom overlook the landscaped communal gardens and the complex benefits from a host of additional facilities including; a communal lounge, library, security entry phone system, car park, house manager, lift, laundry room, and additional guest accommodation. Heating is provided by electric storage heaters and all windows are UPVC double glazed.

Entrance hallway 3.60m x 1.22m (11' 10" x 4')

A panelled wooden front door opens into a carpeted hallway, featuring coving, a spacious cupboard housing the hot water cylinder and electrical consumer unit and doors leading to:

Lounge diner 5.81m x 3.25m (19' 1" x 10' 8")

Window to rear aspect overlooking the gardens, radiator, coving to ceiling, carpeted flooring, light fittings to ceiling and a doorway leading to the kitchen.

Kitchen 2.48m x 2.29m (8' 2" x 7' 6")

Wood-effect laminate worktop with cupboards and drawers beneath and matching eyelevel cupboards above. Features include a stainless steel sink with a single drainer, a built-in ceramic hob with an extraction hood, a built-in Neff oven, and an integrated AEG microwave. There is also space for a washing machine and a fridge freezer. The flooring is vinyl, and the ceiling is finished with coving.

Bedroom 4.34m x 2.86m (14' 3" x 9' 5") at widest points

Full height Tilt and swing door to small balcony overlooking the rear of the property and the gardens, radiator, built-in sliding glass double wardrobe, carpeted flooring and coving.

Bathroom 2.28m x 1.74m (7' 6" x 5' 9")

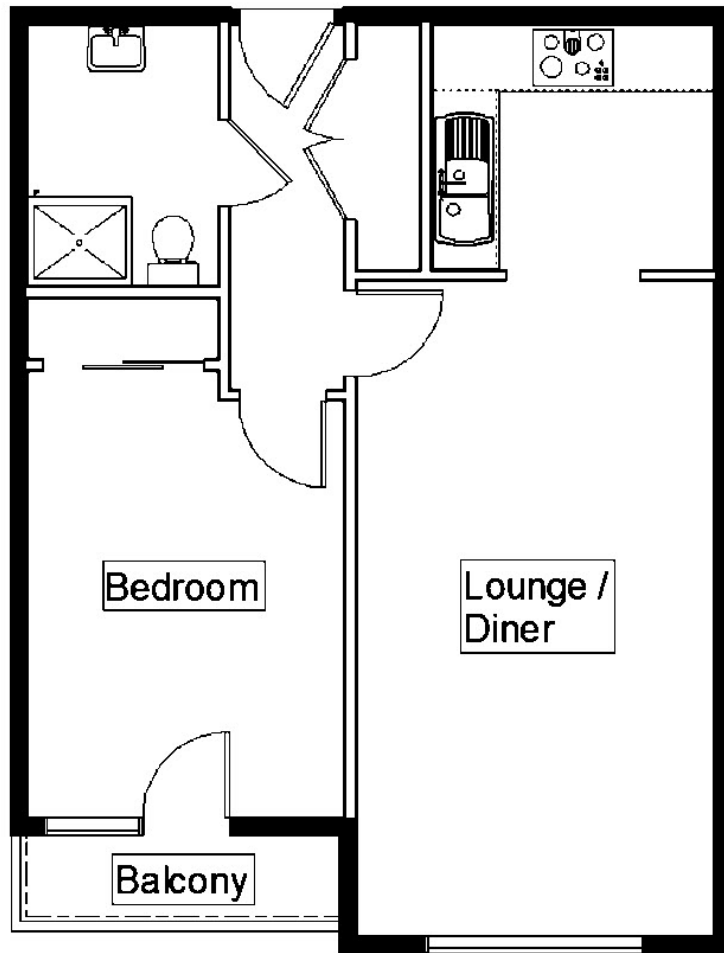
Walk-in shower with a chrome and glass enclosure, featuring a Mira Sport power shower unit, The walls are fully covered with floor-to-ceiling waterproof panelling. Additional features include vinyl flooring, an extractor fan, a large vanity unit with cupboard space and drawers, an integrated hand wash basin, and a mirror above.


Agents note

The property benefits from an emergency alarm call system with call points in the hallway, lounge, bedroom and bathroom. All windows are UPVC double glazed. Heating is supplied by modern wall mounted electric programmable storage heaters. Additionally, there are emergency call points in the communal hallways, which are well-lit, carpeted, and include windows. A communal lift conveniently serves the property, which is located on the first floor. There are a total of 45 apartments.

Additional information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Princes Road, IP11

