



£135,000
Quilter Road , IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



Wainwrights welcome you to this well-presented top floor one-bedroom apartment, situated just a short walk from Felixstowe town centre. This property offers a fantastic opportunity for investors, as there is already a tenant in-situ. The apartment is a practical and attractively presented coastal property. The accommodation features an open-plan living space, a spacious double bedroom, a modern fitted kitchen, and a contemporary bathroom. Positioned on the top floor, it benefits from excellent natural light and a peaceful sense of privacy. Additional highlights include an allocated parking space. With the seafront, the popular town centre with local shops, cafes, and transport links all within easy reach, this charming apartment delivers both comfort and convenience in one of Suffolk's most sought-after seaside towns. For Buy to Let investors only.

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276

Entrance porch *1.83m x 1.38m (6' x 4' 6")*

External metal staircase leads up to the second floor, half-glazed UPVC front door opens into porch with cupboard housing the electric consumer unit and meter, doorway and window to inner hallway, carpet, hatch to loft space.

Inner hallway *1.82m x 1.15m (6' x 3' 9")*

Radiator, carpet, doors to:

Open plan living room *5.35m x 4.53m at widest (17' 7" x 14' 10")*

UPVC double glazed window to front aspect, sloping eaves ceilings to both sides with dormer window, chimney breast, radiator, carpet to lounge & diner area, wood-effect laminate flooring to the kitchen area, granite effect laminate worktop with inset single drainer sink, inset electric hob, integrated oven, space for washing machine, cupboards and drawers at floor level and eye level, partially tiled wall, space for fridge freezer.

Bedroom *3.95m x 3.00m at widest (13' x 9' 10")*

UPVC double glazed dormer window to rear aspect, sloping ceiling, radiator, carpet, built-in wardrobe.

Bathroom *1.82m x 1.80m (6' x 5' 11")*

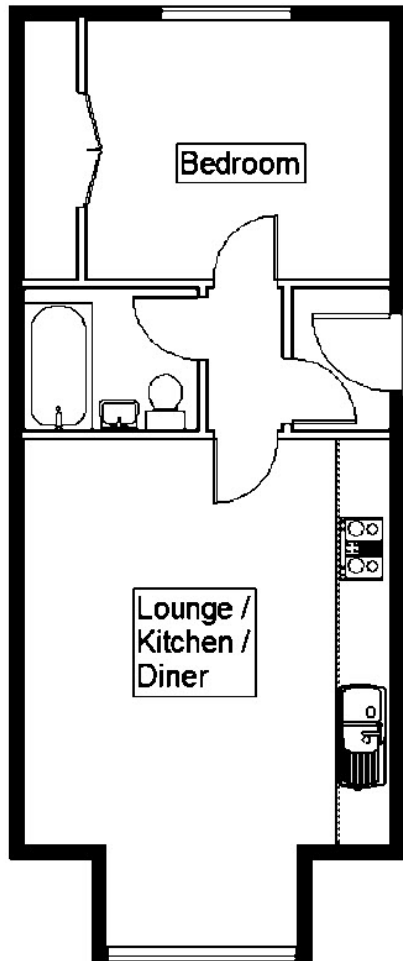
Chrome radiator, white three-piece bathroom suite consisting of; bath with chrome and glass shower panel and Mira electric power shower over, hand wash basin, WC. Built-in wall cupboard, floor to ceiling tiled walls, extractor fan, vinyl flooring.


Parking

There is a driveway to the side of the property leading to the parking area to the rear. The apartment comes with one allocated parking space in this parking area.

Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from them. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property, whether in these particulars, during negotiations, or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor. Council tax band A - £1,472.20. We are informed by the vendor that the building insurance and maintenance charge is currently £28.90 per month.



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

Address: Quilter Road , IP11

