



Guide price £135,000
Benbow Court, Capel Drive, Felixstowe, IP11



156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this attractively refurbished one-bedroom flat, located on the second floor of Benbow Court, Capel Drive, Felixstowe. Renovated to a high standard in 2025, the property offers a bright and modern living space ideal for first-time buyers or those looking to downsize. The accommodation comprises a spacious lounge, a well-appointed kitchen fitted with an integrated dishwasher, washing machine, oven and hob, and a comfortable double bedroom. The flat also benefits from brand new electric heaters and newly installed double-glazed windows, ensuring energy efficiency and comfort throughout the year.

Residents have access to one allocated parking space, as well as additional visitor parking. Conveniently located close to local amenities and transport links, this stylish home combines modern living with everyday practicality in a sought-after area.

Outside

Large communal parking area, with marked resident's and visitors parking bays, bordered with mature trees and grassy areas. Paved path leads to the main entrance to the building, which has key and secure code entry.

Communal entrance and stairwells

Secure communal entry door leads to the communal hallway and stairs to first and second floors. The clean and well maintained hallways and stairs are well proportioned and benefit from several windows, providing natural light. This flat is on the second floor and shares an internal lobby with two neighbouring flats, separated from the stairwell by a self closing internal fire safe door.

Entrance hallway

Varnished wooden front door opens to the hallway with a cupboard housing the hot water cylinder, which is approximately 10 years old, hatch to loft (this is a private loft space, insulated and also sectioned off from the rest of the building roof. Power shower unit is also in the loft and the height of the loft is more than sufficient for standing upright) Wood effect laminate flooring, spotlights to ceiling, doors to:

Lounge - diner *4.32m x 3.55m (14' 2" x 11' 8")*

Window to side aspect, window to front aspect, spotlights to ceiling, stylish modern wall mounted radiator, wood effect laminate flooring, double width doorway through to Kitchen.

Kitchen *3.43m x 1.81m (11' 3" x 5' 11")*

Wood effect laminate worktop with integrated induction hob, single drainer black granite effect composite sink with black mixer tap, integrated Zanussi oven, integrated washing machine, integrated dishwasher, integrated extractor hood (which is vented out), Modern floor level cupboards and drawers and matching eye level cupboards, Samsung upright fridge freezer, spotlights to ceiling, continuation of wood effect laminate flooring.

Bedroom *3.65m x 2.96m (12' x 9' 9")*

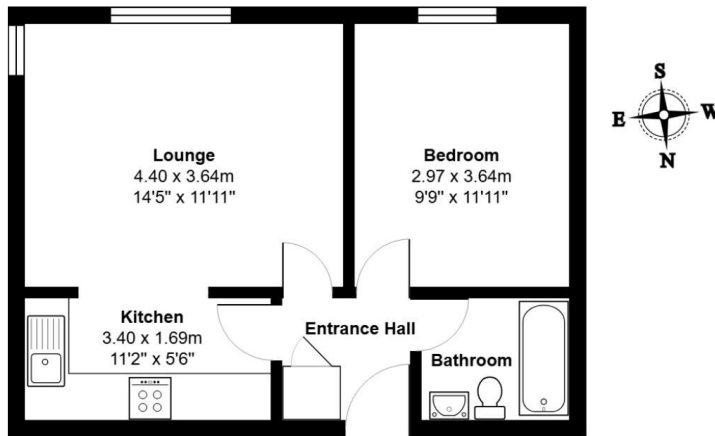
Window to side aspect, modern wall mounted electric radiator, continuation of wood effect laminate flooring,

Bathroom *2.04m x 1.65m (6' 8" x 5' 5")*


Walk in shower with glass screen trimmed with black edging, matching shower riser and rain head attachment, shower area fully backed with waterproof tile effect covering, hand wash basin with vanity unit under, tile effect splashback, WC, wall mounted towel radiator, continuation of wood effect laminate flooring, spotlights and extractor fan to ceiling.

Additional Information

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Total Area: 41.3 m² ... 445 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(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: 77 Capel Drive, IP11

