



Guide price £160,000
Tower Road, Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights is pleased to present this immaculately presented one-bedroom flat at Tower Road, Felixstowe, offering stylish and convenient living just a short walk from the town centre. Built in 2013 by Hopkins Homes and spanning 51 sq m, this modern apartment features a spacious open-plan living area with a Juliette balcony, a contemporary kitchen and bathroom, and a generously sized double bedroom. Residents enjoy the benefit of an internal lift, a secure entry system, and allocated underground parking, along with access to attractive communal gardens. Ideally suited to first-time buyers, downsizers, or investors, this beautifully maintained property combines modern comforts with an excellent location close to local amenities, transport links, and the seafront.

Entrance Hallway 1.44m x 3.70m (4' 9" x 12' 2") at widest

Multi-point locking panel door opens into the dwelling from the pleasant communal hallway, wall mounted entry phone, tiled floor, radiator, coving to ceiling, built-in wall cupboard housing, the electrical consumer unit, and doors to:

Open plan living area 6.28m x 4.01m (20' 7" x 13' 2") at widest

Double glazed French doors to Juliet balcony, radiator, tiled flooring, marble effect laminate worktops with integrated induction hob, stainless steel 1 and 1/2 bowl sink, built-in oven, integrated fridge and integrated freezer, integrated washing machine, range of white gloss cupboards and drawers at floor level, matching cupboards at eyelevel, Hot Point stainless steel hood, wall mounted cupboard housing the gas combi boiler which powers the central heating system, spotlights to ceiling, coving to ceiling.

Bedroom 3.60m x 2.95m (11' 10" x 9' 8")

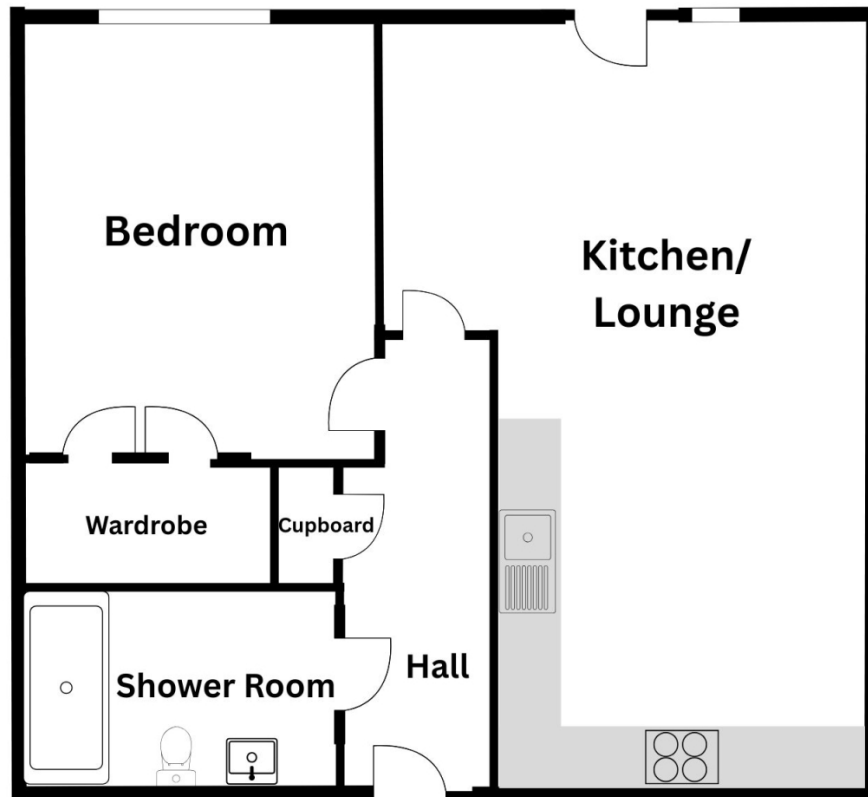
Double glazed window to front aspect, radiator, fully tiled flooring, decorative panelling to lower half of longest wall, wall cupboard with hanging space and shelf coving to ceiling,


Bathroom 2.40m x 1.72m (7' 10" x 5' 8")

Modern bathroom with tasteful matching grey tiling around bath/shower enclosure which extend around the low portion of the rest of the bathroom walls and are trimmed at the edges with modern steel edge trim, radiator, tiling to floor, large bath with fixed glass shower panel thermostatically controlled bath mixer taps with additional thermostatically controlled shower mixer, hand wash basin, WC, radiator, electric shaver point, mirrored bathroom cabinet, spotlights to ceiling, extractor fan.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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: 33 Tower Road, IP11

