



Guide price £125,000  
Holland Road, Felixstowe, IP11



Wainwrights  
ESTATE AGENTS  
**FOR SALE**  
01394 275276  
www.wainwrights.co.uk



1

Bedroom



1

Bathroom

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

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Located just off Felixstowe Seafront. One Double Bedroom. Great Investment Opportunity. Ground Floor Apartment. Shared Rear Garden.

A one-bedroom ground floor apartment situated on a residential street, a short stroll from the beach, and the constantly improving local amenities. Felixstowe docks, the town centre and the A14 are also within easy reach. Tenant in situ.

**Communal Entrance** 1.17m x 4.13m (3' 10" x 13' 7")

**Hallway** 0.85m x 3.50m (2'9" x 11'6")

**Lounge / Possible Bedroom Two** 3.40m x 5.50m (11' 2" x 18' 1")  
Bay window to front aspect, wood effect laminate flooring, chimney breast with decorative fireplace.

**Bedroom One** 2.79m x 3.61m (9' 2" x 11' 10")  
Window to rear aspect, wood effect laminate flooring.

**Dining Room** 3.48m x 2.41m (11' 5" x 7' 11")  
Window to side aspect and door to:

**Kitchen** 2.53m x 1.96m (8' 4" x 6' 5")  
Window to rear aspect, tiled flooring, tiled walls, laminate worktop with cupboards underath and matching eyelevel cupboards, wall mounted combi boiler, stainless steel single drainer sink, over head extra fan, space for cooker, space for washing machine, space for fridge.

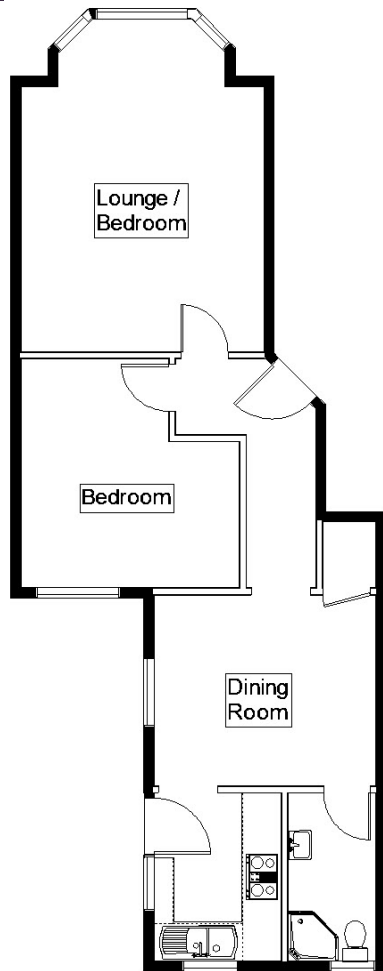
**Shower Room** 1.38m x 2.52m (4' 6" x 8' 3")  
Tiled walls, tiled floors, shower, wc, hand wash basin and window to rear aspect

**Rear Garden** 5.30m x 5.19m (17'5" x 17'0")  
17ft by 17ft rear garden

**Additional Information**  
Tenure - Leasehold (Approximately 948 years remain) Ground Rent Per Annum - £15.00 Service Charge Per Annum - £00.00 EPC Rating - Current is 72C & potential to be 77C Council Tax Band - A £1,472.20 (2025/26) Services - We understand that mains water, drainage, gas and electricity are connected to the property. Property Type - Ground Floor Flat Total Floor Area - 52 square metres

**Additional Information**  
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Address: 26a Holland Road, FELIXSTOWE, IP11 2AZ  
RRN: 0216-3050-6205-4745-1204

## Energy Rating

Most energy efficient - lower running costs

CURRENT POTENTIAL



England & Wales

EU Directive  
2002/91/EC

