



Guide price £177,000  
Tomline Road, Felixstowe IP11 7PA



 2  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
[enquiries@wainwrights.co.uk](mailto:enquiries@wainwrights.co.uk)

01394 275276



Wainwrights are pleased to offer for sale this extremely well presented first floor apartment, in a block of only 4. The apartment is offered for sale with a share of the freehold and an allocated private parking space. The building is conveniently located just steps from Felixstowe's bustling town centre, with its selection of coffee shops, restaurants and local amenities. Marco Pierre White's Coco restaurant and Felixstowe's multiple blue flag beaches are also a short walk away. Early viewing is recommended.

**Entrance hallway**

Decorative coving too ceiling, radiator, coat hooks, doors to:

**Lounge** 4.35m x 4.26m (14' 3" x 14' )

Square bay window to front aspect, coving to ceiling, spotlights, radiator

**Kitchen** 2.63m x 2.10m (8' 8" x 6' 11")

Window to rear aspect, modern fitted kitchen with eye, base and full length cupboards, single bowl inset stainless steel sink, cupboard housing combi boiler, space for washing machine, space for dishwasher, space for fridge/freezer, space for cooker

**Shower room** 1.68m x 1.63m (5' 6" x 5' 4")

Radiator, coving to ceiling, large walk in shower with floor to ceiling waterproof decorative board on three walls, hand wash basin, extractor fan

**WC** 1.69m x 0.84m (5' 7" x 2' 9")

WC, extractor fan

**Bedroom one** 3.18m x 2.58m (10' 5" x 8' 6")

Window to rear aspect, coving to ceiling, radiator

**Bedroom two** 2.56m x 2.53m (8' 5" x 8' 4")

Window to side aspect, coving to ceiling, radiator

**Outside**

There is a communal car park to the rear of the property, with parking for residents as well as space for the waste bins. There is also a paved area to the front of the building, including planted areas with flowering shrubs.

**Additional information**

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| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92+) <b>A</b>                              |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            | 75      | 75                                                                                                          |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Address: 57 Tomline Road , IP11

