

7 Harvest Court

Cobbold Road, Felixstowe, Suffolk, IP11 7SZ



PRICE: £155,000

Lease: 99 years from 1987

Property Description:

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH GARAGE

Harvest Court was constructed by Rogers Brothers and is located close to Felixstowe's promenade and sea front. The development comprises of 35 apartments situated in landscaped gardens. Each apartment is self contained, heated by Economy 7 electric night storage heaters and has emergency communication to the Resident Development Manager. Access to each floor is either by lift or staircase. Each apartment comprises an entrance hall, living room, kitchen, two bedrooms and bathroom and all windows are double glazed with security locks. It is a condition of purchase that all residents must be over the age of 55 years.

Development Manager
Lift in each building
Minimum Age 55
Car Parking
24 hour emergency Appello call system

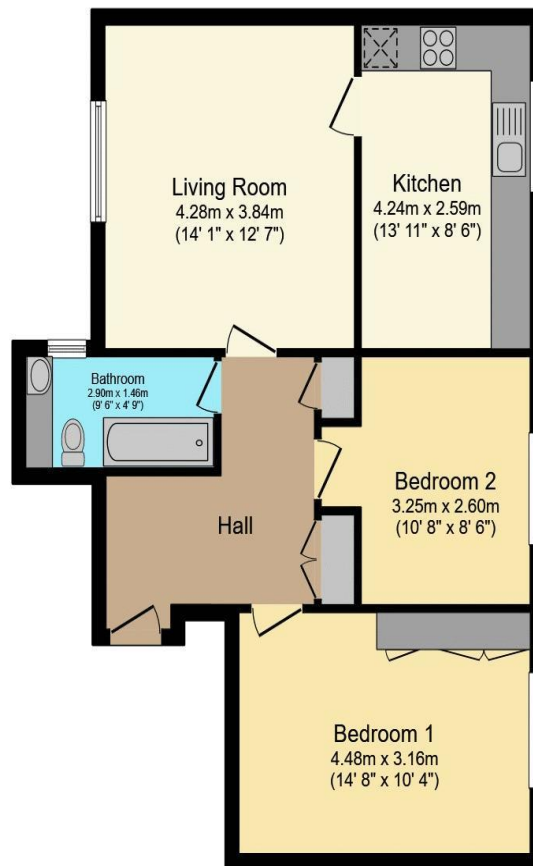
Price to include carpets, curtains and light fittings.

Service Charge £3938.38, Ground Rent
£194.35

Lease: 99 years from 1987



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 66.3 m² (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/12/25

Annual Ground Rent:

£194.35

Ground Rent Period Review:

2027

Annual Service Charge:

£3938.38

Council Tax Band:

C

Event Fees:

**1% Transfer
Nil Contingency**

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