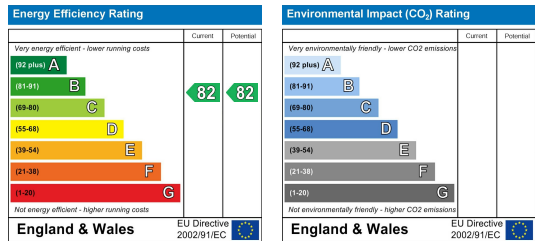
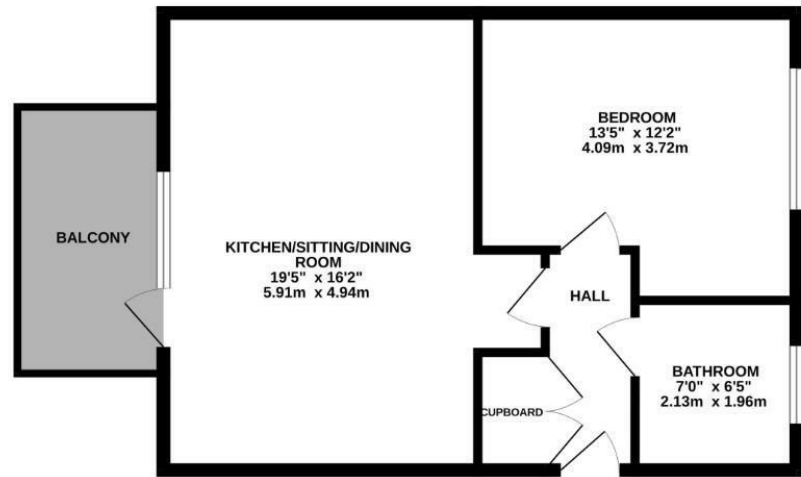


GROUND FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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Flat 5, Pasture Court Holmhill Drive, Felixstowe, IP11 9FU £180,000

Situated on the Laureate Fields development which is next to an area of Outstanding Natural Beauty this high specification one bedroom top floor apartment has open plan living accommodation with a balcony. The property includes, open plan living, dining area, kitchen, one bedroom and bathroom. With allocated parking this extremely well presented property is a must view.



Flat 5, Pasture Court Holmhill Drive, Felixstowe, IP11 9FU

FELIXSTOWE:

Felixstowe is a coastal town which has award winning beaches, recently refurbished pier and sea front gardens and offers a full range of shopping, commercial facilities and has numerous recreational opportunities including its golf course and sailing club. The A14 dual carriageway which is easily accessed links the county town of Ipswich and beyond Cambridge and the Midlands as well as London’s M25 and Stansted Airport (via the A12/A120). The town’s station provides rail services to Ipswich and beyond to London’s Liverpool Street station.

ENTRANCE HALL:

Security entry phone system, storage cupboard, engineered oak flooring and doors to...

BATHROOM: 6'11" x 6'5" (2.13 x 1.96)

Walk in double shower with rainfall showerhead, contemporary fitted white vanity suite including basin and soft close W/C.

BEDROOM: 13'5" x 12'2" (4.09 x 3.72)

Floor to ceiling window, TV point and USB charging point.

SITTING/DINING ROOM/KITCHEN: 19'4" x 16'2" (5.91 x 4.94)

Large window and door open to balcony.
The kitchen area has a range of wall and base units which are a German engineered design comprising white gloss and marble effect units. USB charging points. The integrated appliances include a fridge/freezer, Zanussi dishwasher, washer/dryer and Bosch oven, hob and extractor fan. Combi wall mounted boiler.

OUTSIDE:

The property has one allocated parking space. There are two visitor spaces, a bike store and bin store.

The apartment is a short walk from Felixstowe Ferry Golf club, sailing club with walks along the beautiful banks of the River Deben.

AGENTS NOTE:

When new this apartment had the following interior finishes....

- White emulsion to floors and ceilings
- Oak timber flooring to open plan kitchen/living room and hallway.
- Brushed steel sockets and lights
- USB charging points to selected rooms
- Media plate to living room.

P&H ESTATES:

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

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