



**Connells**

Capel Drive  
Felixstowe



### Property Description

Conveniently located for many local amenities Connells are pleased to offer this well presented top floor apartment benefiting from a double bedroom, lounge/diner, kitchen, bathroom, communal garden, allocated parking and a visitor parking space. No Onward Chain

As previously mentioned the property is in a close proximity to many local amenities including morrison's , a doctors surgery, pharmacy, public house as well as good access to the Felixstowe docks and the A 14.

Felixstowe is a Port town in Suffolk and is also a seaside resort with traditional amusements, beaches, nature reserves, gardens, and historical attractions. Felixstowe hosts various events throughout the year, such as fireworks, carnival, music, and re-enactment's.

Nestled between the rivers Orwell and Deben on the east coast of England, Felixstowe is a charming Edwardian seaside town with a vibrant town centre and a wonderful mix of attractions and activities to suit all ages and interests.

The nearby Port of Felixstowe is the United Kingdom's largest container port, providing many job opportunities.

### Entrance

Accessed via security entrance door with stairs rising to the top floor.

### Entrance Hall

Accessed via entrance door, security entry phone, airing cupboard, coved and textured ceiling giving loft access and doors giving access to:

### Lounge/diner

14' 4" into bay x 14' 1" ( 4.37m into bay x 4.29m )

Upvc double glazed bay window to rear, upvc double glazed window to side, textured and coved ceiling, wood effect flooring, electric storage heater and access to:

### Kitchen

11' 4" x 5' 10" ( 3.45m x 1.78m )

Space and plumbing for washing machine, built in oven, built in hob with filter hood over, space for fridge freezer, single drainage stainless steel sink inset in a roll edge work surface with cupboards and drawers under and matching above, coved and textured ceiling and tiled splash backs.

### Bedroom One

12' x 9' 7" ( 3.66m x 2.92m )

Upvc double glazed window to rear, electric storage heater and coved and textured ceiling.

### Bathroom

Shaped and panel bath with mixer tap and independent shower over, low level w/c, pedestal wash hand basin with mixer tap, part tiled walls, coved and textured ceiling with extractor fan and tiled flooring.

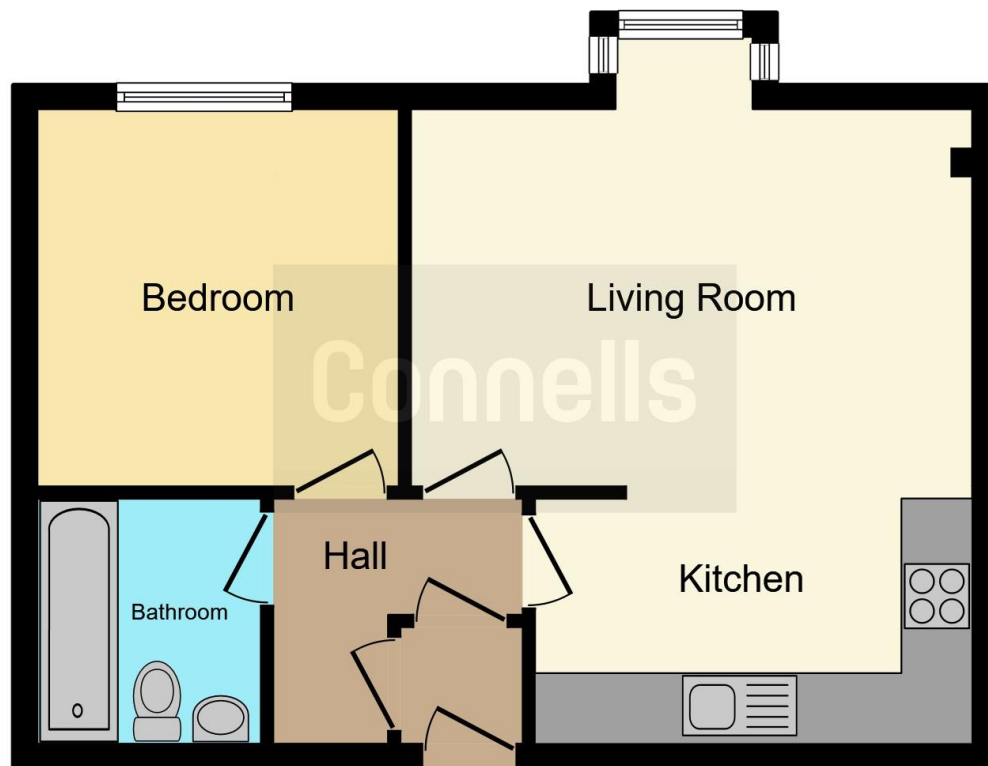
### Outside

There is a communal garden, a allocated parking space and also a visitor parking park

### Agents Note

Please note the vendor is in the process of getting the lease extended to 999 years.





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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/ICH311032](http://connells.co.uk/Property/ICH311032)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 May 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: ICH311032 - 0011