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Alexandra House Undercliff Road West  
Felixstowe





## Property Description

Located Adjacent to the Felixstowe Seafront you will find this Ground Floor Apartment located in this Exclusive Modern Development of Six Apartments. The property benefits from security entrance, lounge, kitchen/diner, two double bedrooms, both with dressing areas, en-suite to principle bedroom, luxury bathroom, private terrace and communal garden and allocated parking. An internal viewing is highly recommended to appreciate the size and style of accommodation of offer.

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.

## Communal Entrance Hall

Accessed via security entrance door and entrance door giving access to:

## Entrance Hall

Smooth coved ceiling with inset spotlighting, storage cupboard, security entrance phone, electric radiator and doors giving access to:

## Lounge

17' 1" x 11' 7" Max ( 5.21m x 3.53m Max )  
Upvc double glazed door giving access to terrace, smooth ceiling with inset spotlighting, karndeian Herringbone style flooring, telephone point, electric radiator and access to:

## Kitchen/Diner

15' 8" x 11' 6" Max ( 4.78m x 3.51m Max )

Three double glazed sash windows to front, smooth coved ceiling with inset spotlighting, electric radiator, Karndeian Herringbone style flooring, island unite, built in fridge, built in freezer, built in oven, built in bosch oven, built in bosch hob with extractor hood over, built in washer dryer, built in dish washer, single drainage stainless steel sink with mixer tap inset in a work surface with cupboards and drawers under and matching above and cupboard housing wall mounted boiler.

## Bedroom One

11' 6" x 9' 6" ( 3.51m x 2.90m )

Three double glazed sash windows to front, smooth ceiling with inset spotlighting, electric radiator and access to:

## Dressing Area

Smooth ceiling with inset spotlighting and doors giving access to:

## En-Suite

Double glazed sash window to front, enclosed w/c, vanity wash hand basin with mixer tap, fully tiled double shower cubicle with independent shower over and rainfall shower head, smooth ceiling with inset spotlighting and extractor fan.

## Bedroom Two

11' 2" x 10' 9" ( 3.40m x 3.28m )

Double glazed sash window to side, smooth ceiling with inset spotlighting, electric radiator and access to:

## Study/Dressing Area

7' 10" x 4' ( 2.39m x 1.22m )

Smooth ceiling with inset spotlighting.

## Bathroom

Shaped and panel bath with mixer tap and shower attachment, fully tiled shower cubicle with independent shower over and rainfall shower head over, heated towel rail, part tiled walls, smooth ceiling with inset spotlighting, extractor fan and vanity wash hand basin.

## Outside

To the front of the property there is a private terrace, has a paved patio and artificial lawn, there is also a blocked paved drive providing an allocated parking space and there is also a communal garden which is a paved patio with mature trees and shrubs and a bin store.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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