

Russell Court, Beach Station Road, Felixstowe, IP11 2DR



welcome to

Russell Court, Beach Station Road, Felixstowe

Spacious two bedroom apartment, situated within close proximity to the Sea Front and Felixstowe Town Centre, boasting two double bedrooms, a spacious lounge, flooded with natural light and off street parking.













Location

This property is located in the popular seaside town of Felixstowe, which is ideally situated for local amenities and is only a short distance from the Leisure Centre, the newly revamped Felixstowe Pier and the Sea Front.

Entrance Hall

Obscure double glazed door, laminate cupboard and doors leading to:

Lounge

12' \times 9' 10" (3.66m \times 3.00m) Double glazed window to the side, laminate flooring, one radiator and door leading to the kitchen.

Kitchen

10' 5" x 6' 10" (3.17m x 2.08m) Fitted kitchen with wall and base cupboards and units, double glazed window to the side, a sink plus drainer, a built in oven, plumbing for washing machine, space for a fridge freezer, a cupboard housing boiler, cooker hood, tiled walls and tiled flooring.

Master Bedroom

8' 4" x 8' 1" (2.54m x 2.46m) Double glazed window to the side, built in wardrobes, one radiator and laminate flooring.

Bedroom Two

7' 7" x 7' 5" (2.31m x 2.26m) Double glazed window to the side, one radiator and laminate flooring.

Bathroom

One radiator, a bath with mixer tap and shower overhead, tiled walls, pedestal wash hand basin, extractor fan, low level WC and lino flooring.

Outside

One parking space.





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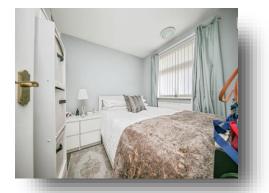
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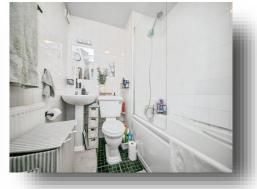
- Two double bedrooms
- Seperate lounge & kitchen
- Off street parking
- Short walk to the Sea front
- Close to amenities

Tenure: Leasehold EPC Rating: D Council Tax Band: A Service Charge: 1150.00 Ground Rent: 406.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



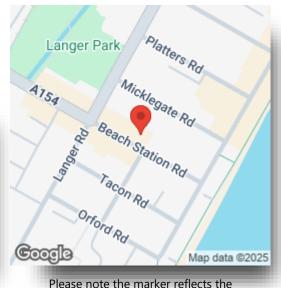


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Property Ref: IPS120134 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property

william h brown



01473 226101



Ipswich@williamhbrown.co.uk

Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk