



## Benbow Court, 79 Capel Drive, Felixstowe, IP11 2FR

**£125,000 LEASEHOLD**

Seemingly ideal for first time purchase, a beautifully presented and tastefully decorated self contained one bedroom apartment situated on the second floor of this purpose built development constructed around 1990 by Messrs Wilcon Homes Ltd.

The accommodation briefly comprises entrance hall, lounge, kitchen re-fitted with modern white high gloss units, one bedroom and modern bathroom.

Further benefits include a security entry phone system, allocated parking, electric heating and replacement UPVC double glazed windows.

Benbow Court is conveniently situated on the Orwell Green development within a few minutes walk to Morrisons Supermarket, a doctors surgery and a pharmacy with links to the A14 also nearby. Felixstowe's main town centre is approximately two miles away.

Communal security entrance door with entry phone system, communal staircase, personal door to:-

#### **ENTRANCE HALL**

Access to loft space, built-in airing cupboard with hot water cylinder and immersion heater and slatted shelves.

#### **LOUNGE 14' 4" x 14' 2" into bay reducing to 11'8" (4.37m x 4.32m)**

Wall mounted electric plasma style fire, T.V. point, bay window to the rear aspect and window to the side aspect. Throughway to:-

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

Re-fitted with a range of modern white high gloss finished units with stainless steel handles comprising base cupboards and drawers with woodgrain effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, space for tall fridge freezer, built-in stainless steel oven, electric four ring hob, concealed extractor hood over, window to the side aspect.

#### **BEDROOM 12' 3" reducing to 9'8" x 9' 7" (3.73m x 2.92m)**

Fitted mirror fronted double door wardrobe, electric thermostatically controlled radiator, window to the rear aspect.

#### **BATHROOM**

Modern white suite comprising panelled bath with mixer tap and shower attachment, tiled surround, glazed shower screen, low level W.C., wash hand basin with high gloss finished cupboards below, extractor fan, heated towel rail.

#### **OUTSIDE**

Benbow Court stands within communal gardens which are maintained within the service charge, off street parking in the form of one allocated car parking space and visitor parking.

#### **TENURE**

Leasehold - remainder of a 999 year lease commencing in 2018.

#### **SERVICE CHARGE AND GROUND RENT**

We understand from the current owner that the service charge including ground rent is £1,181 per annum.

#### **COUNCIL TAX**

Band 'A'



