



Harvest House Cobbold Road | | Felixstowe | IP11 7SP

Offers In The Region Of

NICHOLAS
— ESTATES —

Harvest House Cobbold Road |
Felixstowe | IP11 7SP
Offers In The Region Of £290,000

A very well presented, recently redecorated throughout two bedroom apartment, situated in the historic Grade II listed, over 55's, Harvest House development.

- Over 55's Development
- Master Bedroom & Lounge with Sea Views
- Video Phone Entry System
- Two Double Bedrooms
- Recently Redecorated Throughout
- No Onward Chain

Entrance Hall

Side aspect entry door, carpet, mirrored fitted cupboards, video entry system, electric panel heater, doors to;

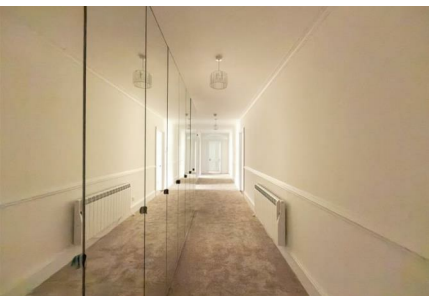
Bedroom

15'2 x 13'6 (4.62m x 4.11m)

Rear aspect sash window with secondary glazing providing direct sea views, carpet and electric panel heater.



A very well presented, recently redecorated throughout two bedroom apartment, situated in the historic Grade II listed, over 55's, Harvest House development. The accommodation is accessed via a gran communal hall way, with a lift and stairs leading to the to the third floor, comprising, entrance hall, main bedroom and lounge both offering with direct sea views, bedroom two, kitchen and a four



Bedroom

12'2 x 10'8 (3.71m x 3.25m)

Front aspect sash window, carpet and electric panel heater.

Kitchen

10'8 x 9'1 (3.25m x 2.77m)

Front aspect sash window, wood effect vinyl flooring, work surface, sink & drainer, space for washing machine, wall and base mounted units, electric hob, eye level double oven and electric fan heater.

Lounge

15'4 x 11'6 (4.67m x 3.51m)

Rear aspect sash window with secondary glazing and direct sea views, carpet and electric panel heater.

Inner Hall

Carpet, airing cupboard, open to;

Bathroom

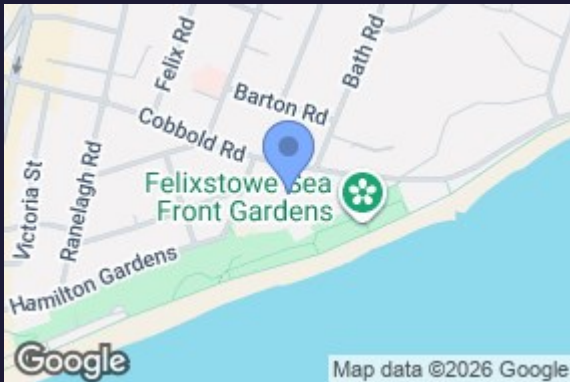
Two front aspect sash windows, wood effect vinyl flooring, two heater towel rails, low level flush w.c, hand wash basin, panelled bath and tiled shower cubicle.

Agents Note

Leasehold Info - The apartment benefits from a share of the freehold, and also has a 999 year lease from 1985, with 958 remaining.

Ground Rent - £100 per annum

Service Charge - £5,316 per annum



Council Tax Band

EPC Rating D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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