



£107,000

Princes Road, Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



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Wainwrights presents this well-positioned one-bedroom first floor apartment, offered with no onward chain. Featuring open plan living, allocated parking and access to communal gardens, the property is ideally located close to the town centre, local amenities and the seafront. A great opportunity for first-time buyers or investors.

Open plan lounge/kitchen *5.06m x 4.20m (16' 7" x 13' 9")*

A spacious open plan living area featuring uPVC double glazed windows to both the rear and side aspects, allowing for plenty of natural light. The lounge area is fitted with carpet and a radiator, while the kitchen area benefits from vinyl flooring. The kitchen is fitted with dark granite-effect laminate worktops, incorporating a single drainer stainless steel sink unit, a four-burner electric hob with oven below, and a stainless steel cooker hood. There is space for a fridge/freezer, along with a range of white eye-level and base units with matching drawers. Walls are partially tiled. Door leading to:

Bedroom *2.98m x 2.53m (9' 9" x 8' 4")*

A well-proportioned bedroom with two uPVC double glazed windows to the side aspect overlooking the car park, radiator, and wood-effect laminate flooring. Doorway leading through to:

Internal lobby

Useful internal space with built-in cupboard housing the hot water cylinder (currently in need of replacement) and the central heating controller, with additional space and plumbing for a washing machine. Door leading to:

Bathroom *2.00m x 1.97m (6' 7" x 6' 6")*

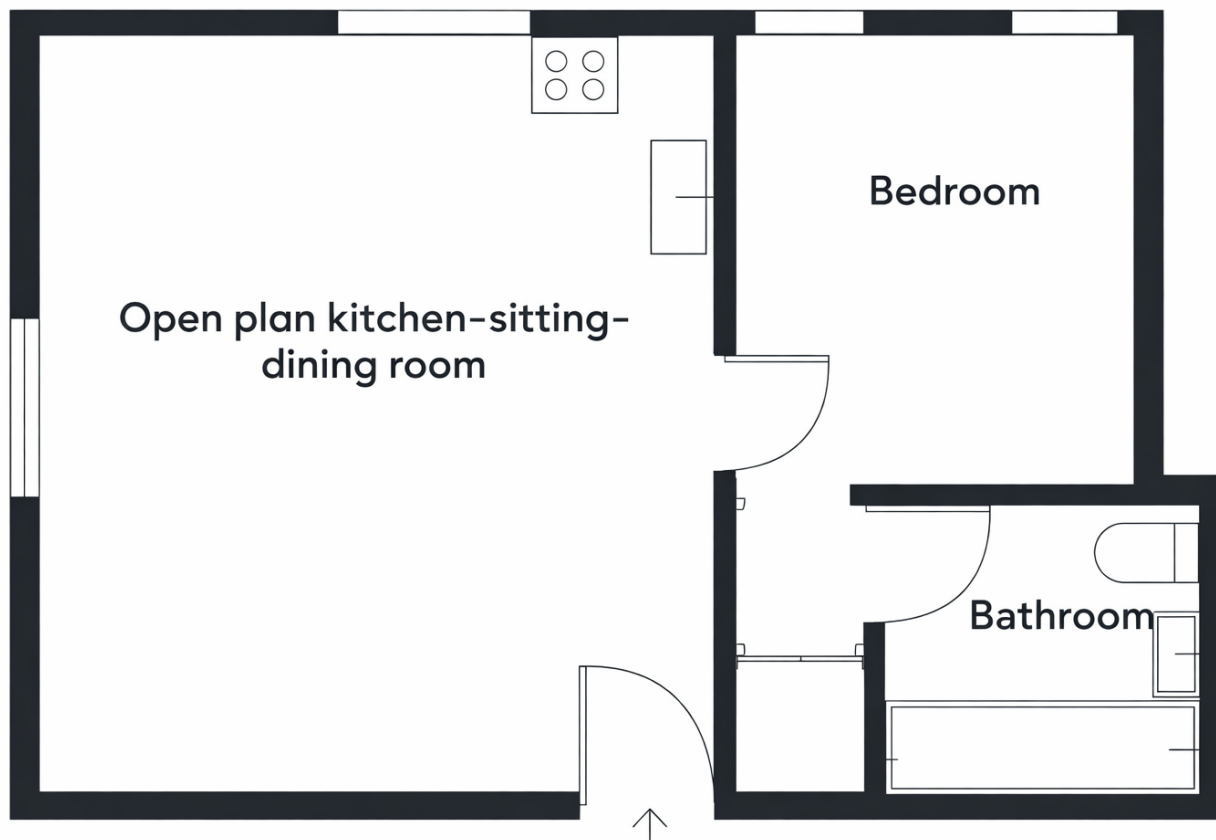
Fitted with a white three-piece suite comprising panelled bath with glass shower screen and electric shower over, plus mixer tap with shower attachment, wash hand basin, and WC. Chrome heated towel rail, partially tiled walls, inset ceiling spotlights, and extractor fan. Finished with mosaic-effect vinyl flooring.


Leasehold Information

We understand from the vendor Lease length – 99 years from 25/12/1977 Service charge – Approximately £1100 per annum Insurance - Approximately £340 per annum

Additional Information

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| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | 57 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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