



£110,000

Leeward Court, St. Andrews Road, Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this one-bedroom first-floor apartment, offered with no onward chain and conveniently situated for Felixstowe town centre, the seafront and railway station. The accommodation includes an open-plan lounge/diner with an updated fitted kitchen, a bedroom with built-in storage and a bathroom. Further benefits include double glazing, electric heating, a telephone entry system and an allocated parking space.

Communal entrance

A communal entrance opens into the lobby, with stairs leading to the first floor. A glazed doorway provides access to the balcony walkway and the apartment's private entrance.

Entrance hallway

A wood-effect door opens into the carpeted hallway, featuring a telephone entry system, a UPVC double-glazed window to the front aspect, an electric heater and coving to the ceiling. Doors lead to all rooms.

Bedroom *3.06m x 2.84m (10' x 9' 4")*

A UPVC double-glazed window overlooks the front aspect. The room features carpeted flooring, an electric heater and coving to the ceiling, together with a built-in storage cupboard and a separate airing cupboard housing the hot water tank.

Bathroom *1.99m x 1.97m (6' 6" x 6' 6")*

Fitted with a three-piece suite comprising a bath with mixer tap and shower attachment, wash basin and WC. Further features include partially tiled walls, tile-effect vinyl flooring, a fan heater and coving to the ceiling.

Lounge/diner/kitchen *5.93m x 3.22m narrowing to 2.20m (19' 5" x 10' 7")*

An open-plan living space with a UPVC double-glazed bay window to the rear aspect, an electric heater and coving to the ceiling. The lounge/dining area is carpeted, with tile-effect vinyl flooring in the kitchen. The kitchen is fitted with wall and base units, work surfaces incorporating a sink and drainer, and tiled splashbacks. Appliances include an oven, induction hob with extractor above and an under-counter fridge, with space for a washing machine.

Outside

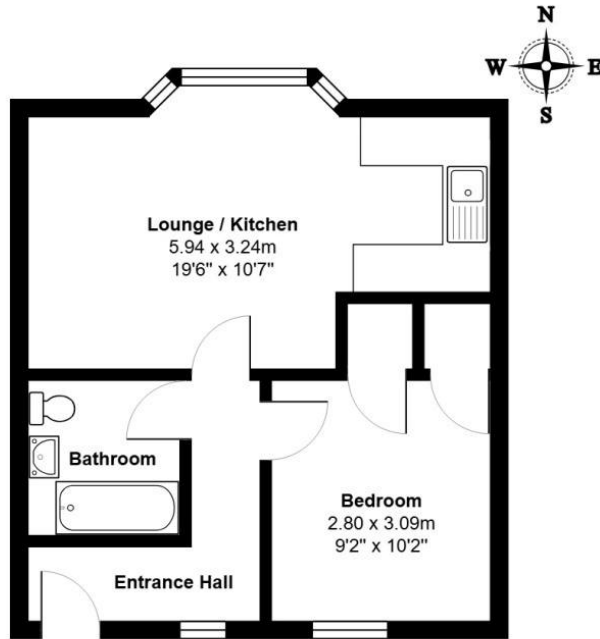
The property benefits from a numbered, allocated parking space within the residents' car park. Communal facilities include gardens, a bicycle store and a recycling area.

Leasehold information

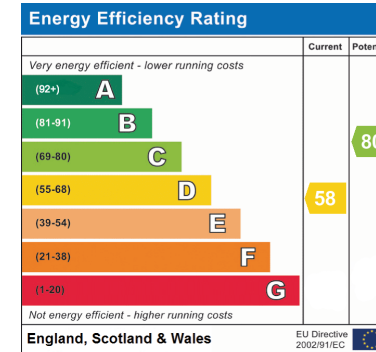
We understand from the vendor that approximately 962 years remain on the lease, originally granted for 999 years from 1989. The ground rent is peppercorn, with no payment currently due for 2026/2027. The service charge is approximately £984.38 per annum for 2026/2027.

Additional Information

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Total Area: 39.3 m² ... 423 ft²



Address: St. Andrews Road, IP11

