



Flat 1, 16 Cobbold Road, Felixstowe, IP11 7JB

£245,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**

Established 1908

Diamond Mills are delighted to offer this beautifully presented two-bedroom ground floor apartment, conveniently situated close to Felixstowe town centre and seafront. Bright, welcoming and ready to move into, the property combines attractive period character with comfortable modern accommodation. The flat offers a share of the freehold with a 900+ year lease.

The sitting room features a bay window, high ceilings and decorative columns, creating an elegant space with plenty of natural light. A well-presented kitchen/breakfast room complements the accommodation, alongside two bedrooms and a wet room. The second bedroom offers flexibility as a guest room, study or hobby room, while a useful cellar provides additional storage.

Outside, the attractive front garden is enclosed by a low brick wall with wrought-iron style railings and a matching pedestrian gate. A pathway leads to the entrance door, with artificial lawn, established shrubs and colourful planting creating a welcoming approach. A tucked-away seating area enjoys screening from mature greenery, providing a lovely spot to relax with a morning coffee.

The property also benefits from one allocated off-road parking space and an annual maintenance charge of £800, including the buildings insurance.

With shops, cafés and the seafront within easy reach, this charming apartment offers an appealing combination of character, convenience and outdoor space. Viewing is highly recommended.

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LIVING ROOM

KITCHEN/BREAKFAST ROOM

BEDROOM/STUDY

BEDROOM

WET-ROOM

CELLAR

ENERGY PERFORMANCE CERTIFICATE

The current energy performance certificate is a D (68) with a potential of C (78) which is valid until October 2032

COUNCIL TAX BAND

B

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

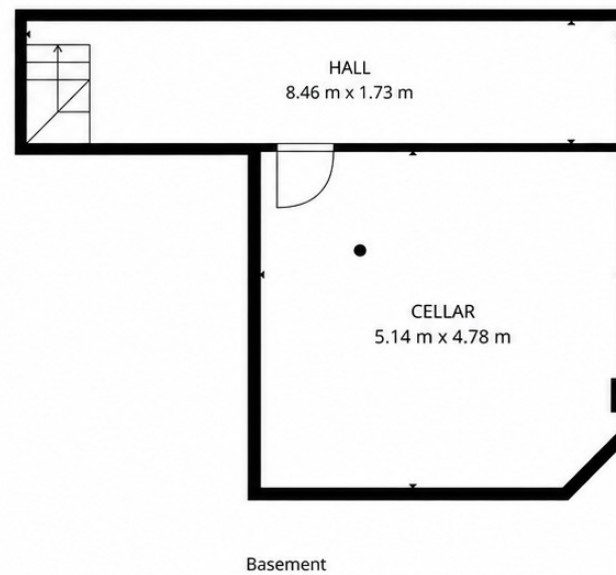
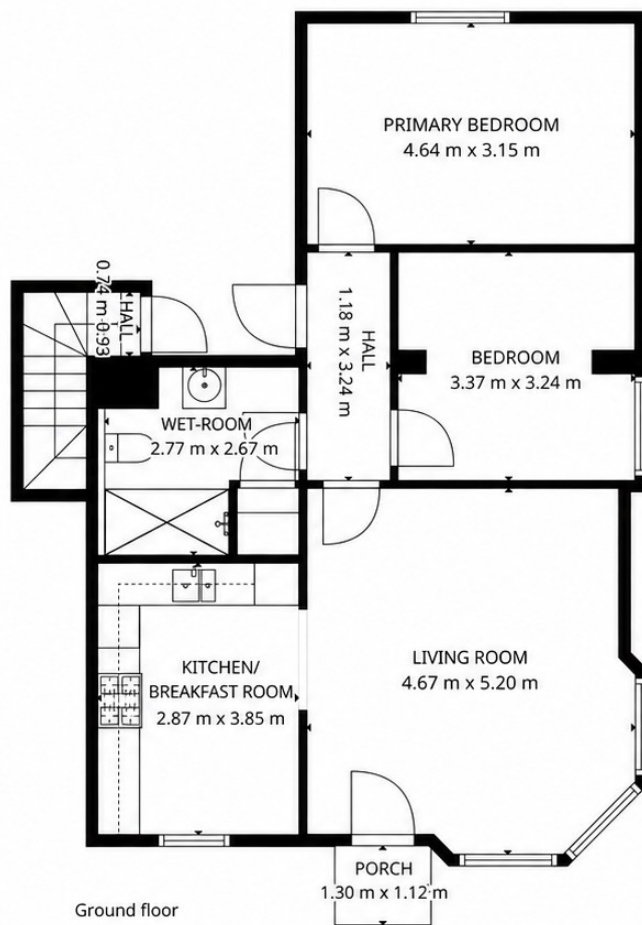
VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







Total GLA: 77 m2 | Total: 117 m2
 Basement: 39 m2
 Ground floor: 77 m2 (Excluded areas 1 m2)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.