



## 1 Peewit Court, Grange Road, Felixstowe, IP11 2TZ

**£185,000 LEASEHOLD “NO ONWARD CHAIN”**

A well-proportioned self-contained purpose built ground floor apartment, conveniently situated for Morrisons supermarket and within less than one and a half miles from Felixstowe's main town centre.

The accommodation briefly comprises private entrance door, entrance hall, lounge/dining room, kitchen, two bedrooms, conservatory, bathroom and separate WC. Further benefits include UPVC sealed unit double glazed windows (with the exception of the conservatory), gas fired central heating, communal gardens and a single garage located in a block.

#### **UPVC SEALED UNIT LEADED LIGHT ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Radiator, engineered oak flooring, built in airing cupboard with radiator and pine slatted shelves.

#### **LOUNGE 20' 2" x 13' 9" (6.15m x 4.19m)**

Engineered oak flooring, two radiators, two wall light points, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed sliding patio door opening to :-

#### **CONSERVATORY 10' 3" x 5' 3" (3.12m x 1.6m)**

Sealed unit double glazed windows and door opening to the rear garden.

#### **KITCHEN 10' 5" x 10' 2" (3.18m x 3.1m)**

Re-fitted with a comprehensive range of wood grain effect units with brushed stainless steel handles comprising base cupboards and drawers, work surfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, space for automatic dishwasher, built in Hotpoint stainless steel single oven, electric four ring hob, stainless steel canopy style extractor hood over, space for American style fridge/freezer, UPVC sealed unit double glazed window to the side aspect.

#### **BEDROOM ONE 14' 4" x 9' 9" (4.37m x 2.97m)**

Radiator, engineered oak flooring, built in double door wardrobe, UPVC sealed unit double glazed window to the front aspect.

#### **BEDROOM TWO 12' x 9' 6" (3.66m x 2.9m)**

Engineered oak flooring, built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **BATHROOM**

Re-fitted white suite comprising P-shaped panel bath with glazed curved shower screen, Triton shower unit over, fully tiled walls, tiled floor, vanity wash hand basin with mixer tap and cupboards below, heated towel rail/radiator, electric shaver point, extractor fan, UPVC sealed unit double glazed window to the side aspect.

#### **SEPARATE WC**

White suite comprising low level WC, fully tiled walls, extractor fan.

#### **OUTSIDE**

The property stands within communal gardens which are laid to lawn with flower borders. The property also benefits from a single garage in a block located to the rear with an up and over door.

#### **TENURE - LEASEHOLD**

There is the remainder of 999-year lease which commenced in 1974, with approximately 948 years remaining.

We understand from the vendors that the service charge for the period Jan - Dec 2024 was 2 x installments of £421.38 (payable in March and December).

We understand that the ground rent is £20 p.a. (payable 2 x installments of £10)

#### **COUNCIL TAX - Band 'B'**







Address: 1 Peewit Court, Grange Road, FELIXSTOWE, IP11 2TZ  
 RRN: 8335-9628-7500-0337-3296

### Energy Rating



England & Wales

EU Directive 2002/91/EC 

