



12 Rowland House, Winston Close, Felixstowe IP11 2FA

£99,950 LEASEHOLD – NO CHAIN

A modern two bedroom first floor retirement apartment for the over 55s situated at the popular Rowland House development.

In addition to the two bedrooms the apartment benefits a kitchen, modern shower room and in the second bedroom a range of fitted furniture.

Located on the first floor Rowland House benefits from a scheme manager, residents lounge, laundry room, resident's car park and lift facilities to all floors.

Rowland House is located a short distance away from a major supermarket, doctors' surgery and a pharmacy and links to the A14 are also nearby.

COMMUNAL ENTRANCE

STAIRCASE AND LIFT FACILITIES

To all levels, access to Laundry and Residents Lounge and Apartment 12 is located on the First Floor.

ENTRANCE DOOR

Opening to :-

ENTRANCE HALL

Electric radiator, one double width storage cupboard and further single cupboard.

LOUNGE 13' 7" x 11' 11" (4.14m x 3.63m)

Electric radiator, window to the front aspect, TV point, opening into :-

KITCHEN 10' 9" x 5' 6" (3.28m x 1.68m)

Fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, stainless steel sink unit with single drainer and mixer tap, space and plumbing available for washing machine, integrated double oven/grill, electric four ring hob with extractor, space for fridge freezer.

BEDROOM 1 10' 5" x 8' (3.18m x 2.44m)

Velux window to the front aspect, built in wardrobes.

BEDROOM 2 10' 5" x 60' 7" (3.18m x 18.47m)

Velux windows to the front aspect, electric radiator, Hammonds fitted unit such as chest of drawers, wardrobes and desk.

SHOWER ROOM

Re-fitted modern white suite comprising walk in shower with glazed screen, mixer shower, tiled surround, low level WC with concealed cistern, wash hand basin with mixer tap, tiled walls and tiled flooring.

TENURE LEASEHOLD

From our understanding there is a 99-year lease dated from 1988 with approximately 63 years remaining.

SERVICE CHARGE AND GROUND RENT

We understand that there is a service charge and ground rent in place amounting to approximately £2,600 per annum.

COUNCIL TAX

Band 'A'

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





