



39 St. Johns Court, Princes Road, Felixstowe, IP11 7SG

£140,000 LEASEHOLD

A beautifully presented and modernised one bedroom retirement apartment located on the second floor of the popular St. Johns Court complex designed specifically for purchasers over the age of 60

In addition the apartment benefits from a modern kitchen, modern shower room and newly installed electric radiators.

The accommodation briefly comprises private entrance hall, lounge, kitchen, one double bedroom with built-in wardrobe and shower room. Apartment 39 is situated on the second floor facing east overlooking Princes Road.

The St. Johns Court development is ideally situated a few minutes from the sea and the main town centre shopping thoroughfare. The development was constructed in the late 1980's and offers a host of communal facilities including passenger lift to all floors, security entry system, resident house manager, resident lounge with kitchen, laundry room, guest room and landscaped gardens.

Entrance door opening into:

ENTRANCE HALL Newly installed electric radiator, security entry phone system, smoke detector, large built-in cloaks cupboard housing Ariston energy efficient water heater system, pine slatted shelves.

LOUNGE 19' x 10' 7" (5.79m x 3.23m)

Newly installed electric radiator, T.V point, UPVC double glazed window looking out onto Princes Road. Sliding doors to:

KITCHEN 8' 2" x 7' 6" (2.49m x 2.29m)

Modern kitchen comprising high gloss finished units with brushed stainless steel handles, base cupboard and drawers with quartz style work surfaces over, inset stainless steel single drainer sink unit, briquette style tiled splashbacks, matching eye level cupboards with under cupboard lighting, built-in Beko stainless steel oven and microwave, electric four ring hob with concealed extractor hood over, integrated dishwasher, kick space electric convector heater, space for fridge freezer.

BEDROOM 14' 3" to face of wardrobe x 9' 3" (4.34m x 2.82m)

Fitted wardrobes, access to loft space, double glazed remote control Velux window to the front aspect.

SHOWER ROOM 7' 6" x 5' 8" (2.29m x 1.73m)

Modern suite comprising walk-in shower with Mira Sport shower unit, glazed screen, wash hand basin with mixer tap and high gloss finished vanity drawers below, low level W.C., waterproof wall coverings, chrome heated towel rail / radiator, extractor fan, fitted wall mirror with LED lighting.

OUTSIDE

St. Johns Court stands within attractive communal gardens and has car parking available for both residents and visitors.

TENURE

Leasehold. Remainder of a 99 year lease commencing 1988.

SERVICE CHARGE & GROUND RENT

We understand from the vendor that the service charge is £4154.75 per annum to include building insurance, communal cleansing, electricity, gardening, water rates, house managers salary and general maintenance of the building.

We understand from the vendor that the ground rent is £135.68 per annum.

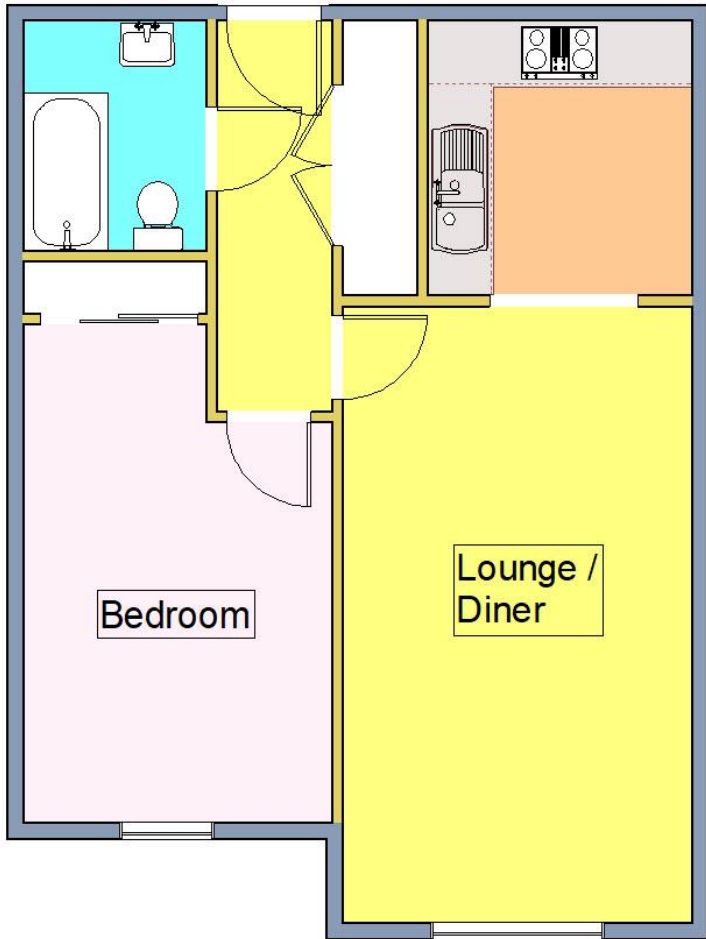
COUNCIL TAX

Band B

AGENTS NOTE

Purchasers are advised to satisfy themselves of the full leasehold details and service charge through their solicitor prior to unconditional exchange of contracts.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	