

Scott Beckett
Estate Agents







Flat 12, The House Martins, Cage Lane, Felixstowe, IP11 9BH

£143,500 LEASEHOLD

Offered for sale with no onward chain, a well presented and tastefully decorated apartment situated on the first floor of this purpose built development, constructed in the late 1980s.

The accommodation briefly comprises entrance hall, lounge, modern fitted kitchen, two good size bedrooms and re-fitted bathroom. Further benefits include Economy 7 night storage heating, UPVC sealed unit double glazed windows, security entry phone system and both allocated and visitor parking to the rear of the development.

The House Martins is conveniently situated within walking distance of a variety of shops and amenities in the Walton High Street which also has regular bus services to the County Town of Ipswich and into the Coastal Town of Felixstowe (less than one mile distant), with a further excellent range of shops, cafes and restaurants in the main town centre thoroughfare, and rail services at Great Eastern Square into Ipswich and onto London via Liverpool Street.

COMMUNAL ENTRANCE DOOR - With security entry phone system opening to :-

COMMUNAL HALLWAY
With staircase leading to the first and second floor, personal door opening to :-

ENTRANCE HALL
Economy 7 night storage heater, large walk in storage cupboard with fitted shelves, built in airing cupboard housing pre-insulated lagged hot water cylinder and cold water tap, pine slatted shelves.

LOUNGE 14' 6" x 10' 6" (4.42m x 3.2m)
TV point, security entry phone handset, Economy 7 night storage heater, UPVC sealed unit double glazed square bay window to the rear aspect, archway to :-

KITCHEN 10' 4" x 6' 7" (3.15m x 2.01m)
Fitted with a comprehensive range of modern units with brushed stainless steel handles comprising base cupboards and drawers, pull out spice rack, marble effect work surfaces, inset stainless steel single drainer sink unit with mixer tap, marble effect upstands, matching eye level cupboards, built in electric Neue four ring hob, stainless steel splashback and stainless steel canopy style extractor hood, integrated fridge/freezer, stainless steel Neue single oven and matching microwave/combination oven, space and plumbing for automatic washing machine, breakfast bar.

BEDROOM ONE 11' 3" x 9' (3.43m x 2.74m)
Wall mounted Dimplex electric convector heater, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO 13' 6" x 8'7" max reducing to x 6' 7" (4.11m x 2.01m)
Dimplex electric convector heater, UPVC sealed unit double glazed square bay window to the rear and side aspect.

BATHROOM 6' 7" x 6' 4" (2.01m x 1.93m)
Re-fitted with a modern white suite comprising panelled bath with glazed shower screen, Mira Jump shower unit, tiled surround, low level WC, pedestal wash hand basin, tiled splashback, tiled flooring, extractor fan.

OUTSIDE
The House Martins development stands within attractive communal gardens, partly lawned with flower beds, car park with allocated parking and visitor parking spaces, communal bike store.

TENURE - LEASEHOLD
Remainder of a 999-year lease commencing 1990.

SERVICE CHARGE
We understand from the vendor that the current service charge is £149.00 per calendar month which also includes the ground rent.

COUNCIL TAX
Band 'A'









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The Property Ombudsman

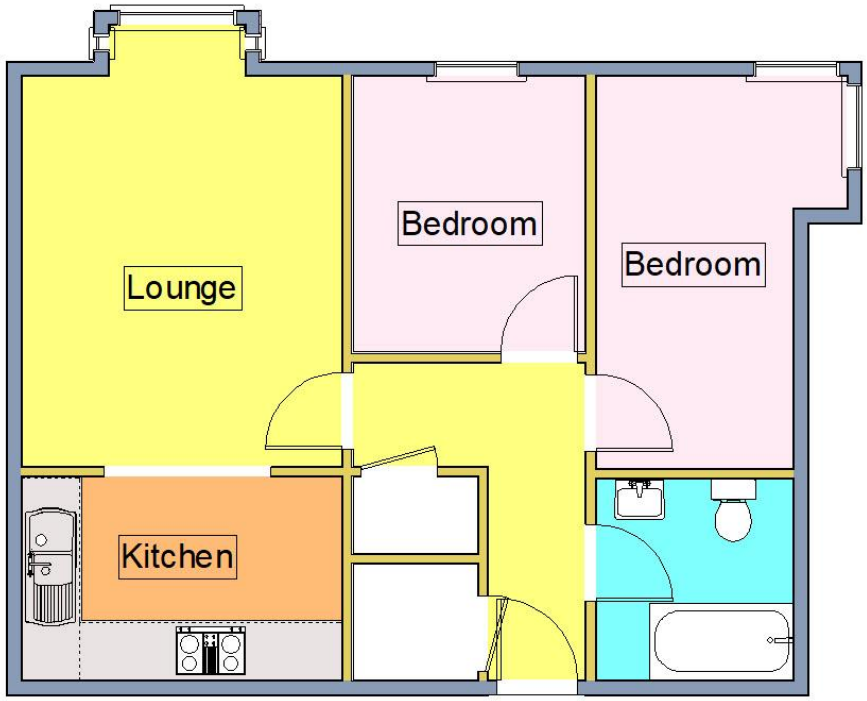


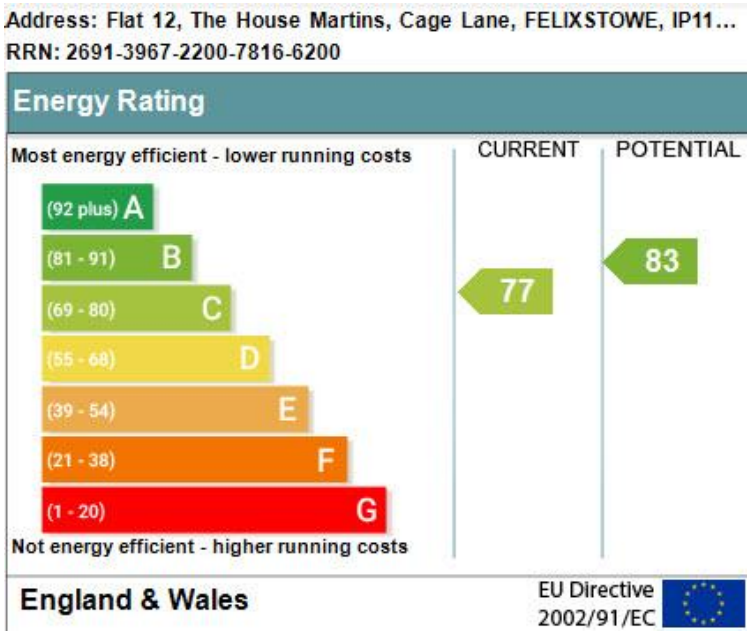












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