



£127,200

Russell Court, Beach Station Road, Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS  
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Wainwrights presents this well-appointed two-bedroom first-floor apartment, ideally located just a short walk from the seafront and the popular Beach Street dining and shopping hotspot. The property offers a bright living room with an open-plan feel to the kitchen, two comfortable bedrooms, and a modern bathroom. Additional features include gas central heating, double glazing throughout, and an allocated covered parking space to the rear. Situated in Russell Court, on the corner of Beach Station Road and Langer Road, the apartment provides easy access to local shops, cafés, restaurants, and transport links, making it an excellent opportunity for first-time buyers or investors alike. The property benefits from approximately 117 years remaining on the lease.

## **Outside**

Russell Court is located on the corner of Beach Station Road and Langer Road, just a short walk from the seafront with its range of restaurants, bars, cafés, and the popular Beach Street container village. A low wall and paved courtyard separate the pavement from the main entrance, which features secure entry via a fully double-glazed UPVC door and telephone entry system. To the front of the building, a driveway leads down to the rear courtyard parking area, where the property benefits from one allocated covered parking space.

## **Hallway** 3.40m x 0.90m (11' 2" x 2' 11")

Half-glazed UPVC front door opens from the balcony into the hallway. Grey wood-effect laminate flooring, radiator, wall-mounted electrical consumer unit, and doors leading to all rooms.

## **Living Room** 3.70m x 3.03m (12' 2" x 9' 11")

Front-aspect window, grey wood-effect laminate flooring, radiator, and built-in cupboard housing a Glow-worm gas combi boiler. Open doorway to kitchen.

## **Kitchen** 2.13m x 1.95m (7' x 6' 5")

UPVC double-glazed front-aspect window. Grey granite-effect laminate worktops with a range of floor and wall units. Inset stainless steel sink with mixer tap, integrated electric oven and four-burner hob with cooker hood. Space and plumbing for washing machine and fridge/freezer. Part-tiled walls and continuation of grey wood-effect laminate flooring from the living room.

## **Bedroom One** 2.48m x 2.60m (8' 2" x 8' 6")

Rear-aspect UPVC double-glazed window, carpet flooring, radiator, and built-in cupboard with hanging space.

## **Bedroom Two** 2.31m x 2.25m (7' 7" x 7' 5")

Rear-aspect UPVC double-glazed window, carpet flooring, and radiator.

## **Bathroom** 2.11m x 1.90m (6' 11" x 6' 3")

Grey tile-effect vinyl flooring, white suite comprising bath with glass shower screen and shower over, wash basin, and WC. Radiator and extractor fan.

**Leasehold Information**

We believe from the vendor that the service charges are calculated each year based on a budget. The current service charge for 1st January – 31st December 2026 is £1,814.26. and ground rent is £406.56 per year . There is 117 years remaining on the lease.

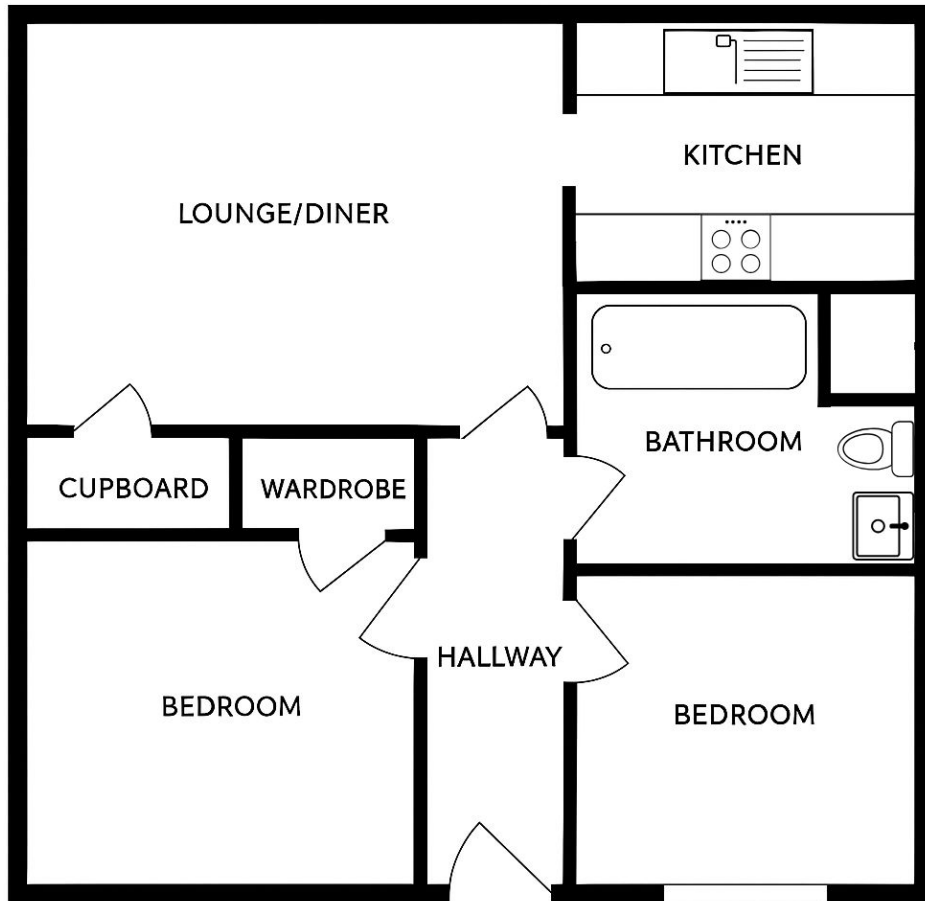
**Additional Information**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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