



£360,000

Retirement Apartment, Harvest House, Cobbold Road, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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The apartment offers generous accommodation with impressive ceiling heights (approx. 3.1m), decorative coving, tall skirting boards and original bay windows, all enjoying beautiful views over the manicured gardens and out towards the sea. The property comprises a large bay-fronted lounge, spacious kitchen/dining room, two bedrooms and a bathroom, along with ample storage, electric heating and a private garage with remote-controlled door, plus residents' parking within the grounds. Harvest House provides an excellent community lifestyle, with residents enjoying a range of communal facilities including the elegant Palm Court Ballroom and Dining Hall, Garden Room/Games Room, Chapel, Laundry Room, lifts to all floors and a resident House Manager. A variety of regular social activities and clubs take place within the development, including coffee mornings, yoga, exercise classes, table tennis and social gatherings, creating a welcoming and active community for residents.

Entrance Hallway 12.70m x 1.50m (41' 8" x 4' 11")

Spacious entrance hallway with tall ceilings and decorative coving. Built-in cupboard housing the modern electrical consumer unit and meter, plus a large storage cupboard containing the hot water cylinder with shelving. Electric storage heater, carpeted flooring and feature ceiling lights. Doors leading to all rooms.

Lounge 8.04m into bay x 4.14m (26' 5" x 13' 7")

Impressive original timber bay window to the side aspect overlooking the beautifully maintained gardens with clear, unobstructed sea views. Electric storage heater, carpeted flooring, tall ceilings measuring approximately 3.1m with decorative coving, two feature light fittings with stained glass detailing, tall skirting boards and fitted curtains with pelmets.

Kitchen / Dining Room 6.43m into bay x 5.05m (21' 1" x 16' 7")

Spacious dual-purpose kitchen and dining room with large original bay windows to the side aspect enjoying views over the manicured gardens and clear sea views. The room is divided into two distinct areas. The kitchen area features dark marble-effect laminate worktops with inset one-and-a-half bowl stainless steel sink. Integrated Stoves electric four-burner hob with Neff extractor hood over and integrated oven. Range of wood-fronted eye-level cupboards and matching base units with drawers. Space for fridge freezer, partially tiled walls and strip ceiling lighting. The dining area sits within the bay window, offering an ideal space for dining with garden and sea views. Carpeted flooring, feature adjustable ceiling light and fitted curtains and roller blinds. High ceilings with decorative coving throughout.

Bedroom One 5.17m x 4.14m (17' x 13' 7")

Large original window to the side aspect overlooking the gardens with clear, unobstructed sea views. Electric storage heater, carpeted flooring, high ceilings with decorative coving, feature lighting and fitted curtains with pelmets.

Bedroom Two 5.12m x 2.74m (16' 10" x 9')

Window to the side aspect with pleasant garden outlook and unobstructed sea views. Electric storage heater, carpeted flooring, high ceilings with decorative coving, feature light fitting and fitted curtains.

Bathroom 3.84m x 2.78m (12' 7" x 9' 1") (into alcove)

Opaque patterned glass window to the side aspect. Shower enclosure with Triton electric shower, riser rail and aqua-board style wall panels with glass and chrome screen. Vanity unit with wash hand basin and storage cupboards and drawers beneath. WC, partially tiled walls, electric storage heater and chrome heated towel rail. Space and plumbing for washing machine.

Garage 5.98m x 2.92m at widest (19' 7" x 9' 7")

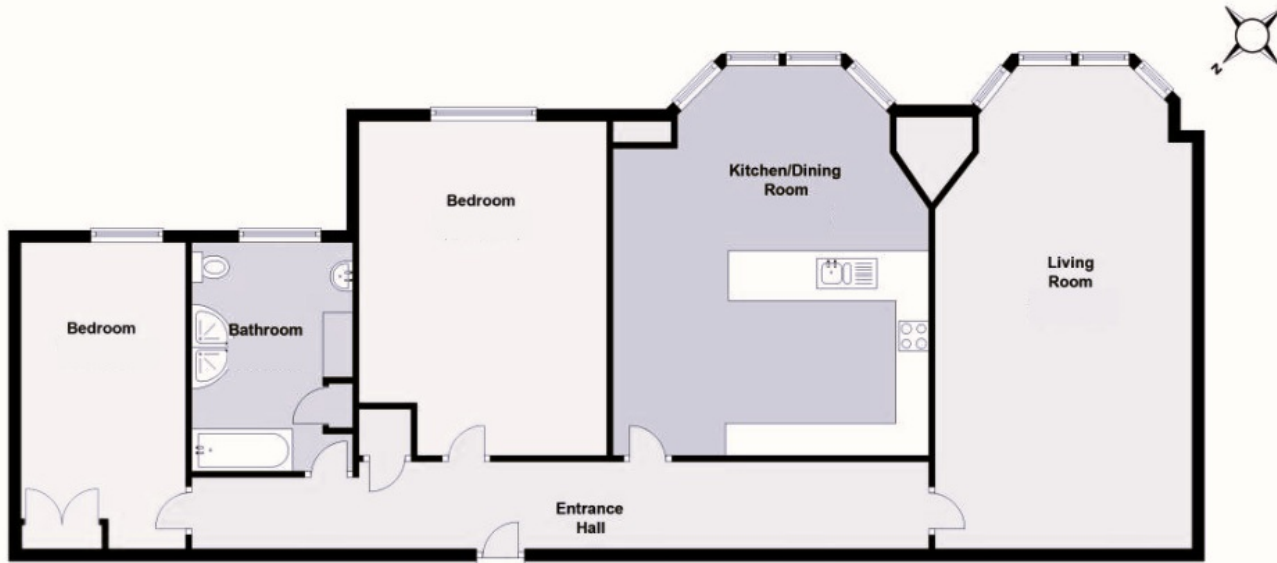
Garage located within a block, constructed of brick and block with flat felt roof and guttering. Electric remote-controlled up-and-over door, hardstanding floor, lighting and power. The development also benefits from a large residents' parking area.

Leasehold Information

We understand from the vendor there are 958 years left on the lease. The service charge is £7,170 per annum. The ground rent is £100 per annum.

Additional Information

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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