



Guide price £245,000  
Francis Court, Leopold Road, IP11



 2  
Bedrooms

 2  
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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A two bedroom first floor luxury apartment, with elevator access, balcony and parking. In a development consisting of five luxury apartments, near to the town centre and the sea. Built by the award winning local company James Francis in 2015. This modern, purpose-built luxury apartment, close to Felixstowe town centre is finished to a high standard, featuring dark wood-effect flooring in the main living areas, carpeted bedrooms and tiled bathroom floors. The internal doors are made from solid hardwood, with high quality chrome fittings and the windows are UPVC double-glazed sash windows with fitted blinds. It includes skirting boards throughout, chrome light switches and chrome plug sockets. The apartment is in excellent decorative order throughout and offers a balcony with space for a table and chairs. Additional features include secure private parking, within a remote controlled gated car park and a shed space in the parking area.

### **Communal entrance**

An attractively tiled front pathway leads from the gate to the modern composite front entrance door, which is fitted with security locks and a colour video entry phone system controlled from the apartment. Stairs and a lift provide access to the 1st floor. Real walnut internal flooring.

### **Entrance hallway** *1.33m x 1.08m (4' 4" x 3' 7")*

A solid wood panelled entrance door, with high-quality chrome finish door furniture, leads into the entranceway. A cupboard housing the hot water system is located here and a door providing access to the main living accommodation.

### **Large open plan living area** *7.95m x 4.75m (26' 1" x 15' 7")*

The attractive and spacious living area with real walnut flooring is laid out in three smooth flowing sections, including a large living room area, with two side windows and patio doors to the balcony and a fitted Crown Furora kitchen with granite worktops, a integrated Neff electric oven, induction hob, extractor hood, fridge/freezer, dishwasher, hotpoint washer/dryer, wine cooler and a inset stainless steel Franke sink with mixer tap over. Additional features include ceiling spotlights, the dining area that showcases a statement light fitting and a radiator. Doors from the open plan living area leading to:

### **Family bathroom** *2.45m x 1.57m (8' x 5' 2")*

The modern bathroom features a bath with a stylish chrome effect mix up over modern shower system with three adjustable heads, complemented by a high-quality glass bifold shower screen. It includes a hand wash basin with a wood-effect vanity unit and a mirrored cupboard above with stylish lighting. The bathroom features a stylish WC and ceramic tiled walls, adding a modern touch to the space. Additional features include a towel radiator, inset spotlights to ceiling, and wood-effect tiled floors, with underfloor heating.

### **Bedroom two** *3.22m x 2.27m (10' 7" x 7' 5")*

Window to rear aspect, large built-in double wardrobe from floor to ceiling, Electric radiator and the room is finished with carpet flooring.

### **Master bedroom** *2.96m x 3.59m (9' 9" x 11' 9")*

The room features a rear-facing window, an electric radiator and a large built-in wardrobe from floor to ceiling with built-in lighting and also houses the electrical consumer unit. The room is finished with carpet flooring.

### **Ensuite bathroom** *2.87m x 1.53m (9' 5" x 5' )*

Window to side aspect, a fully tiled walk-in shower with high-quality bi-fold glass doors and a triple showerhead system. It features a wash basin with a two-drawer vanity unit beneath, a mirrored wall cabinet above and a WC. Additional features include an electric radiator, wood-effect tiled flooring with underfloor heating and spotlights to ceiling.

### **Outside**

Rear private balcony with smooth Ipe decking (3.1m x 1m). Some private garden space included. Allocated parking space, shared cycle and bin storage areas to rear of the property.

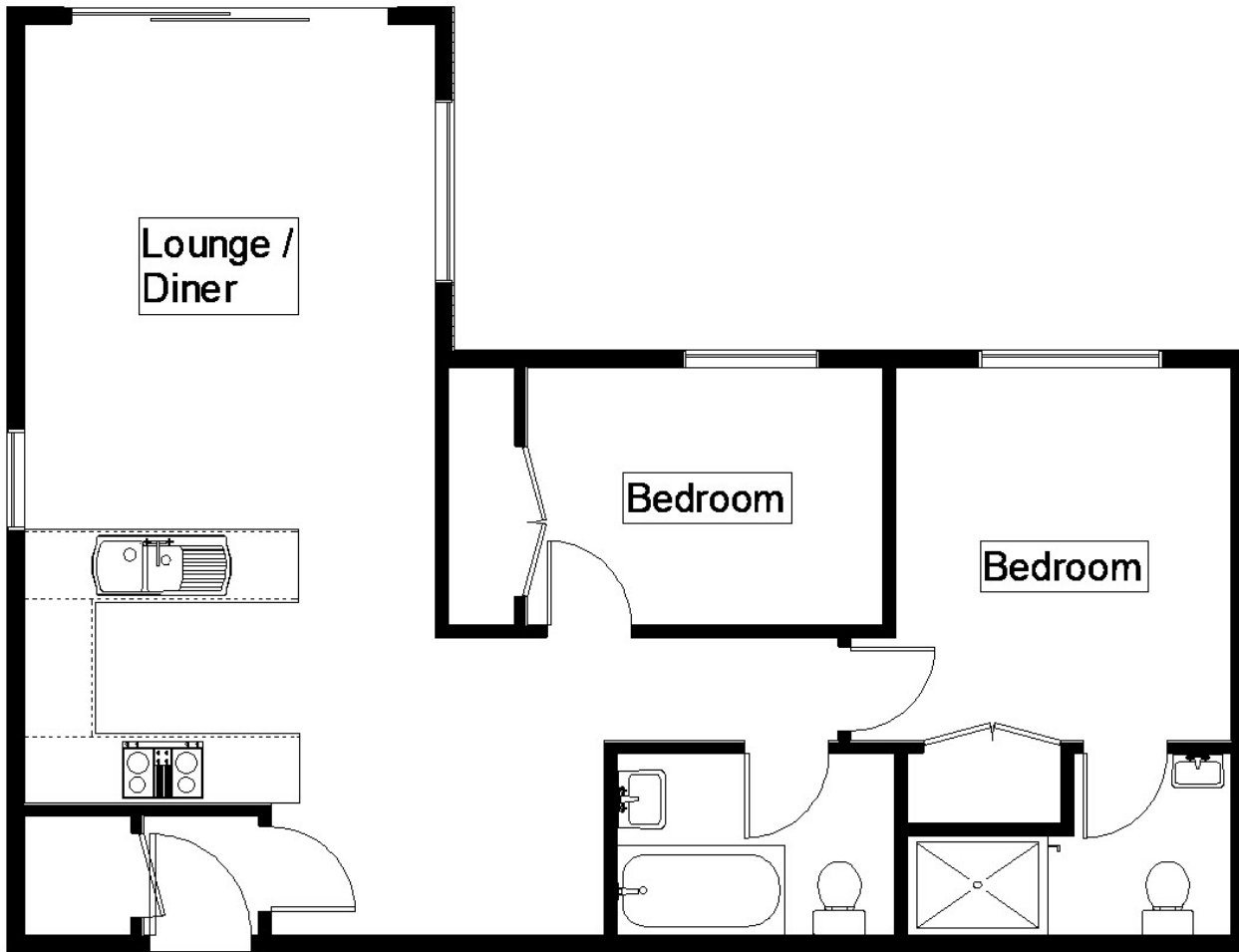
### **Additional Information**

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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>	82	82
(69-80) <b>C</b>		
(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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