



£125,000

Landguard Court, Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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01394 275276



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Wainwrights presents this well-arranged one-bedroom ground-floor apartment, ideally positioned just a stone's throw from the seafront. Perfect for those looking to downsize or enjoy a place by the sea, the property features a dual-aspect lounge, modern fitted kitchen, shower room, telephone entry system, electric heating and useful built-in storage.

Entrance hall

The front door opens into the entrance hall, with wood-effect laminate flooring, a modern metal consumer unit, telephone entry system and wall-mounted electric radiator. There is also a storage cupboard with a shelf and hanging rail, with doors leading to all rooms.

Lounge *4.55m x 3.21m (14' 11" x 10' 6")*

Dual-aspect room with UPVC double-glazed windows to the side and rear aspects, wall-mounted electric radiator and carpet. Airing cupboard housing the hot-water cylinder and a walk-through to the kitchen.

Kitchen *2.78m x 2.01m (9' 1" x 6' 7")*

UPVC double-glazed window to the side aspect. Modern fitted kitchen comprising dark granite-effect laminate work surfaces with an inset single-drainer stainless-steel sink. Integrated Beko four-ring electric hob with a Beko oven beneath, together with space and plumbing for a washing machine. High-gloss white floor-level and matching eye-level cupboards, partially tiled walls, wood-effect vinyl flooring and a wall-mounted electric fan heater. Further narrow storage cupboard.

Shower room *1.92m x 1.37m (6' 4" x 4' 6")*

UPVC double-glazed window to the side aspect, shower enclosure with bifold glass and chrome doors, and an Aquaprofile thermostatic shower with a handheld attachment. Hand wash basin, WC, black tile-effect vinyl flooring, extractor fan and wall-mounted electric fan heater.

Bedroom *3.54m x 2.70m (11' 7" x 8' 10")*

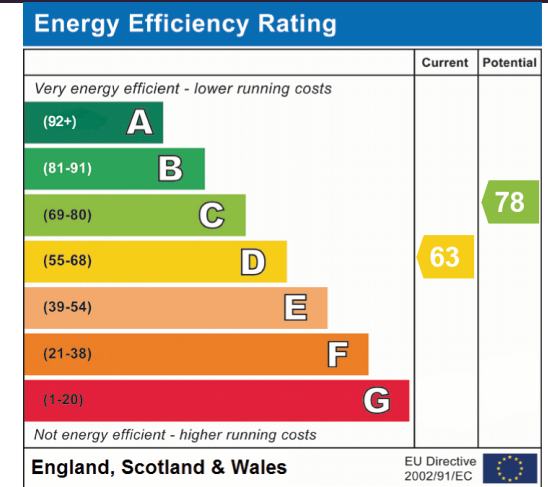
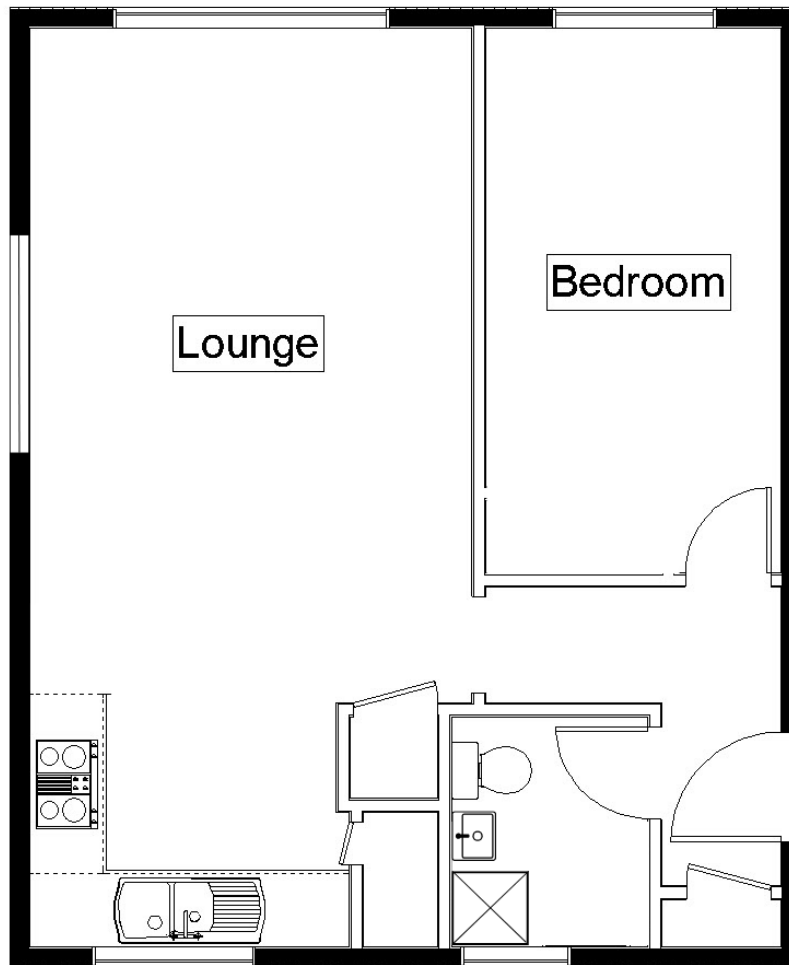
UPVC double-glazed window to the side aspect and carpet.

Leasehold Information

We understand from the vendor that the property is held on a 120-year lease from 1 April 1983, with approximately 76 years remaining. Ground rent is £20 per annum, subject to review. No service charge is payable; leaseholders are responsible for maintaining the communal areas specified within their individual leases.

Additional Information

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