

11 Pavilion Court, Hamilton Gardens, Felixstowe, IP11 7FA

£385,000 SEA VIEWS.

DIAMOND MILLS
Established 1908

Stylish Second-Floor Retirement Apartment with Sea Views – Exclusively for Over 60s

Enjoy coastal living at its finest in this spacious and beautifully appointed second-floor retirement apartment, offering stunning south-facing sea views. The generous living room stretches to nearly 20 feet and opens directly onto a private balcony—perfect for relaxing and soaking up the scenery.

The main bedroom features a walk-in wardrobe and a private en-suite bathroom, providing comfort and convenience. A second double bedroom and a separate modern shower room offer additional flexibility for guests.

With no onward chain, this exceptional home is ready when you are.

HALL
With built in cupboard and radiator.

LOUNGE (N&S)
19' 11" x 10' 6" (6.07m x 3.2m) With radiator, window to rear and doors to Kitchen and balcony.

KITCHEN (N)
9' 8" x 6' 9" (2.95m x 2.06m) Fitted with a range of wall and base units and a stainless steel sink unit with single drainer. The appliances include a hob and oven.

BEDROOM (N)
12' 7" x 9' 8" (3.84m x 2.95m) With walk in wardrobe cupboard, en-suite bathroom and radiator.

EN-SUITE BATHROOM
Fitted with a three-piece suite. Radiator.

BEDROOM (N)
12' 10" x 10' (3.91m x 3.05m) There is a radiator in this room.

SHOWER ROOM
Fitted with a three-piece suite. Radiator.

BOILER ROOM/STORE
Housing the boiler and there is plumbing for a washing machine.

OFF ROAD PARKING
Off road parking is available, but there is a charge.

TENURE
The property is leasehold - 125 year lease commencing 2015.

GROUND RENT
247.50 twice a year

SERVICE CHARGE
£273.96 per month

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ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is C (79) with a potential rating of B (85) which is valid until August 2035

COUNCIL TAX BAND
C

AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.













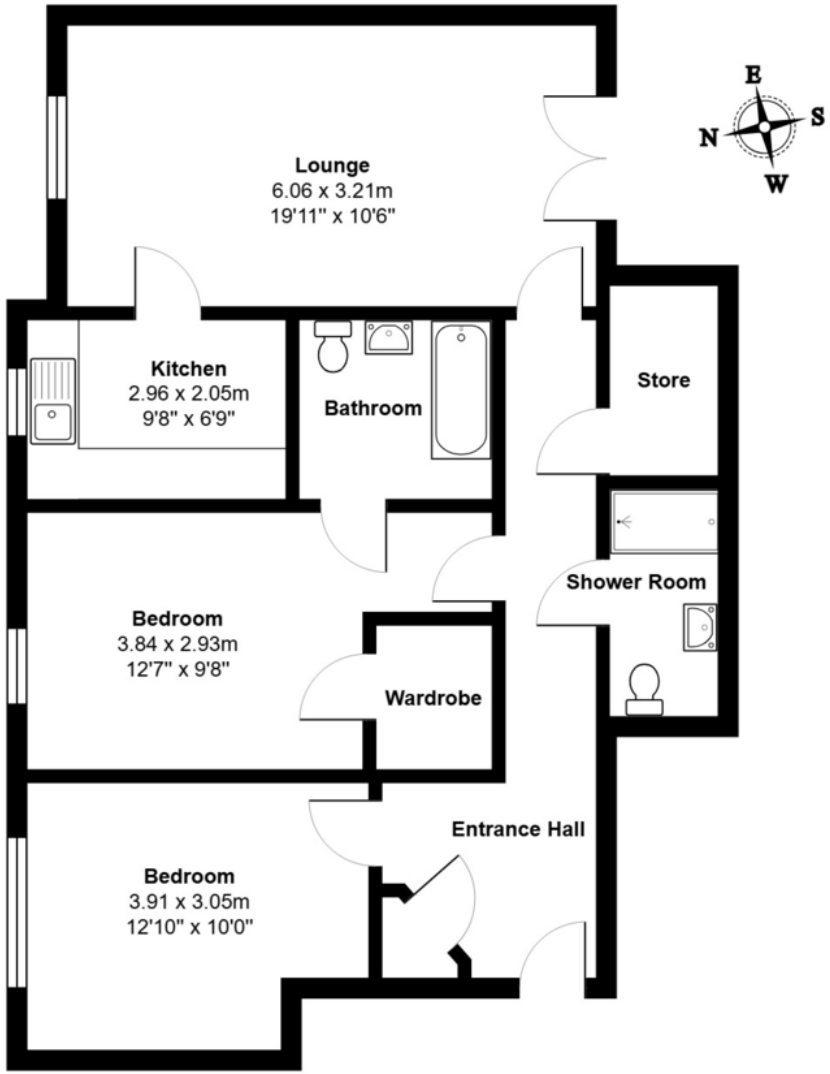


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RICS

rightmove.co.uk



Total Area: 78.7 m² ... 848 ft²