



£155,000

Windsor Court, Felixstowe, IP11



 2

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-proportioned two-bedroom apartment in Windsor Court, Felixstowe, offering generous room sizes, practical storage and a bright living space. Positioned within a convenient location, the property provides comfortable accommodation ideal for first-time buyers, downsizers or investors.

Entrance Hall

Accessed via a UPVC opaque double glazed front door from a covered porch to the side of the building. Wood-effect vinyl flooring, wall-mounted electric storage heater, storage cupboard housing the electric meter and consumer unit, additional airing/storage cupboard and doors to all rooms.

Lounge 4.50m x 3.98m (14' 9" x 13' 1") at widest

A bright reception room featuring a UPVC double glazed square bay window to the front aspect. Carpeted flooring, wall-mounted electric storage heater and serving hatch to the kitchen.

Kitchen 3.82m x 2.13m (12' 6" x 7') at widest

Fitted with a range of base and eye-level units with laminate worktops and an inset stainless steel sink with drainer. Electric hob with oven below and extractor over. Space for fridge, freezer and washing machine. Built-in pantry cupboard, partially tiled walls, vinyl flooring and UPVC double glazed window to the front.

Bedroom One 3.66m x 2.92m (12' x 9' 7")

Double bedroom with UPVC double glazed window to the rear, carpeted flooring and fitted wardrobes.

Bedroom Two 2.51m x 2.48m (8' 3" x 8' 2")

UPVC double glazed window to the rear and carpeted flooring.

Bathroom 2.47m x 1.83m (8' 1" x 6')

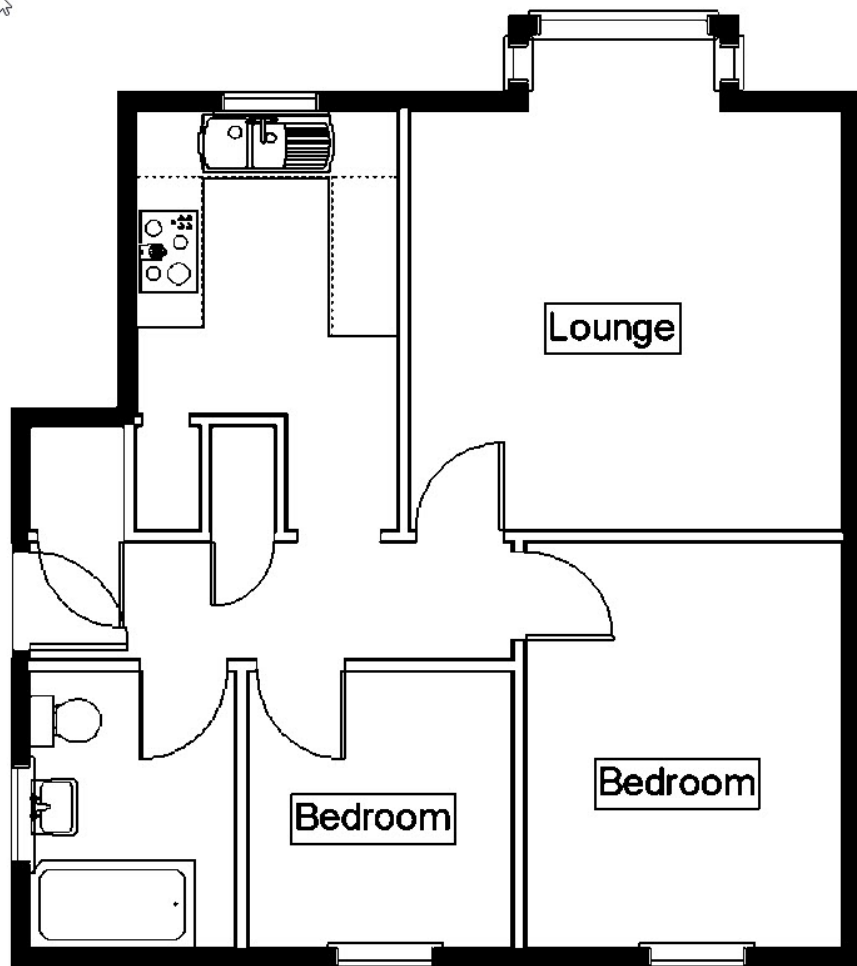
Fitted with a bath with shower over, wash basin and WC.

Leasehold Information

The vendor advises that the property has a 999-year lease from 24 June 1962, with approximately 935 years remaining. The ground rent is £85 per annum. The service charge is on an as-needed basis, with the property contributing a ¼ share towards maintenance and repair costs, managed by the freeholder.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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