



**Flat 23 Homeorr House, Felix Road, Felixstowe, Suffolk, IP11  
7EH**

**£90,000 LEASEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A well-presented first floor, one-bedroom independent living apartment in a purpose-built retirement complex close to the Town Centre and the Sea Front. Homeorr House was built in 1986 for the over 60's and has a house manager, lift, residents lounge, laundry room, communal gardens and a car park.**

#### **COMMUNAL ENTRANCE**

With stairs and lift to front floor. Access to the ground floor rooms including managers office, residents lounge and laundry room.

#### **HALL**

With entry phone system. Built in airing cupboard housing hot water system.

#### **LIVING ROOM**

19' 6" x 10' 9" (5.94m x 3.28m) With window to front. With two wall light points, T.V. point and a night storage heater. There is an arched doorway into the kitchen.

#### **KITCHEN**

7' 3" x 5' 6" (2.21m x 1.68m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Beko ceramic hob, Beko oven and a filter hood. There is space for a fridge/freezer.

#### **BEDROOM**

14' x 8' 9" (4.27m x 2.67m) With indow to front. There are two wall light points in this room, and an electric heater. Built in wardrobe cupboard with double folding doors.

#### **SHOWER ROOM**

6' 9" x 5' 3" (2.06m x 1.6m) Fitted with a three-piece suite comprising corner shower with Mira electric shower unit, Pedestal wash basin and low-level WC. Heated towel rail/radiator and extractor fan.

#### **OUTSIDE**

Residents car park and communal gardens.

#### **TENURE**

Leasehold.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC is B (82) with a potential of B (82) which is valid until January 2029

#### **SERVICE CHARGE**

£3,100.00 per annum apayable quarterly.

#### **GROUND RENT**

£320.00 per annum payable in two instalments.

#### **COUNCIL TAX**

B

#### **LEASE**

99 years as of 1986.

#### **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.**





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



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