



39 Tower Road, Felixstowe, IP11 7PR

£197,500 LEASEHOLD

Offered for sale with no onward chain, a beautifully presented self-contained apartment with lift facility, situated on the top floor of this purpose-built development, constructed by the award winning group of developers Messrs Hopkin Homes in 2013.

The accommodation briefly comprises entrance hall, open plan living room/kitchen, two bedrooms (bedroom one with en-suite shower room) and bathroom.

Further benefits include two Juliette style balconies, double glazed windows and gas fired central heating via radiators.

The development features under ground parking with one space being allocated to the apartment, lift facility serving all floors, key coded security entrance phone system and attractive communal gardens for exclusive use of the residents.

The property is situated in a quiet residential location set back from the road and is within easy reach to Felixstowe's seafront and promenade and is less than half a mile from the northern most end of the main town centre with restaurants, cafes and shops available.

COMMUNAL SECURITY ENTRANCE DOOR

With entry phone system, opening to :-

COMMUNAL ENTRANCE HALLWAY

With stairs and passenger lift to all floors, personal door to :-

ENTRANCE HALLWAY

Radiator, two built in storage cupboards, security entry phone system, central heating thermostat.

OPEN PLAN LOUNGE/KITCHEN 21' 8" max x 14' max (6.6m x 4.27m)

LOUNGE AREA 13' 10" x 13' 8" (4.22m x 4.17m)

Media unit with base and eye level storage cupboards, glazed shelved units, radiator, TV point and telephone point, double glazed door with Juliette balcony and window, throughway to :-

KITCHEN AREA

Fitted with a comprehensive range of modern high gloss finished units comprising base cupboards and drawers, saucepan drawers, Quartz style work surfaces over, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards (Glowworm combi boiler in cupboard next to hob), under cupboard lighting, built in oven, stainless steel gas five ring hob with matching canopy style extractor hood over, space and plumbing for automatic washing machine, space for tall fridge/freezer, LED ceiling spotlights, extractor fan, tiled flooring.

BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window and door with Juliette balcony, radiator, TV and telephone point.

EN-SUITE SHOWER ROOM

Modern white suite comprising walk in shower cubicle with tiled surround and shower, glazed folding door, wash hand basin with tiled splashback and high gloss finished vanity cupboards below, wall mirror with backlight, low level WC, chrome heated towel rail/radiator, extractor fan, ceiling spotlights, electric shaver point.

BEDROOM TWO 11' 3" x 7' 3" (3.43m x 2.21m)

Radiator, double glazed window.

BATHROOM 8' 4" x 5' 5" (2.54m x 1.65m)

Modern white suite comprising panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and high gloss finished vanity cupboards below, radiator, part tiled walls, high level double door storage cupboard, extractor fan, LED ceiling spotlights, electric shaver point, wall mirror with backlight.

OUTSIDE

The development stands within attractive communal gardens mainly laid to lawn with shrub borders, communal bin store, allocated under ground parking space.

TENURE - LEASEHOLD

GROUND RENT

£115 per annum

SERVICE CHARGE

Approximately £2720 per annum.

COUNCIL TAX

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





