



Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £180,000

**NICHOLAS**  
— ESTATES —

Leopold House | Leopold Road  
Felixstowe | IP11 7NP  
Guide Price £180,000

A one bedroom apartment located on the top floor of Leopold House, a brand-new development in Felixstowe. This move-in ready property measures approx. 463 square feet. The accommodation comprises, entrance hall, open plan kitchen & living area, large double bedroom and a generous bathroom. The property benefits a video phone entry system and gas fired central heating.

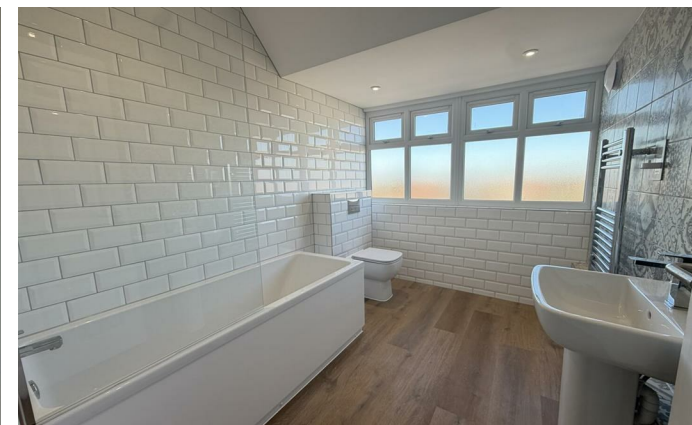
- Close To Sea Front & Town Centre
- Top Floor Apartment
- 10 Minute Walk To The Beach
- 20' Double Bedroom
- Allocated Parking Space
- 10 Year Advantage AHCI Builders Warranty

### Communal Entrance

Front aspect double glazed door, radiator, stairs up to individual apartments and lift.

### Entrance Hall

Fitted carpet, radiator and doors to:



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### Kitchen

10 x 11'2 (3.05m x 3.40m)

Front aspect double glazed velux window, wood effect vinyl flooring, worksurface with cupboards and drawers below, enclosed gas fired boiler, space and plumbing for a washing machine, stainless steel one and a half bowl sink and drainer and electric oven, hob with extractor hood above and radiator.

### Living Room

8'7 x 10'3 excluding recess (2.62m x 3.12m excluding recess)

Rear aspect double glazed window, fitted carpet and radiator

### Bathroom

26'10"x21'10"x0'0" (29.87x24.38x0.00)

Front aspect obscure double glazed window, low level flush WC, hand wash basin, tooth brush charger, paneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, extractor fan and under floor heating.

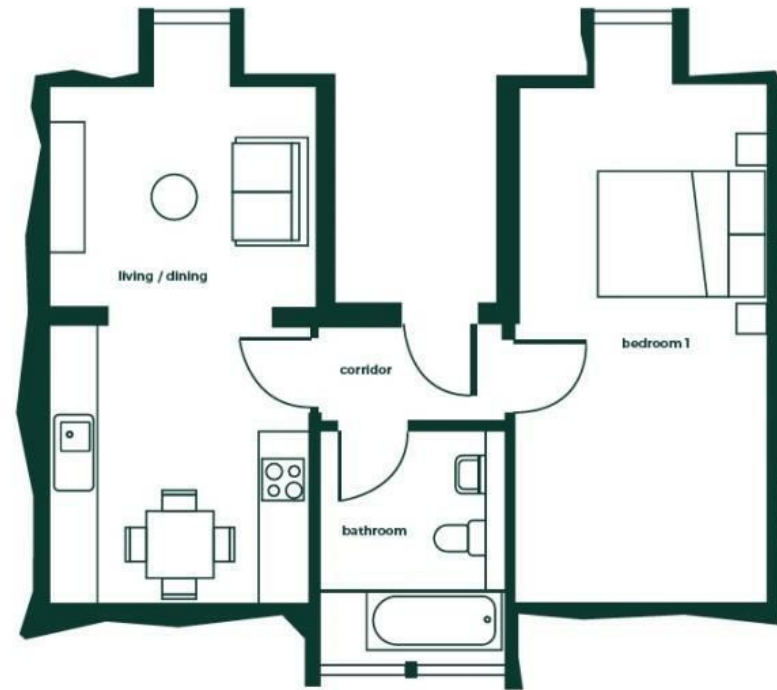
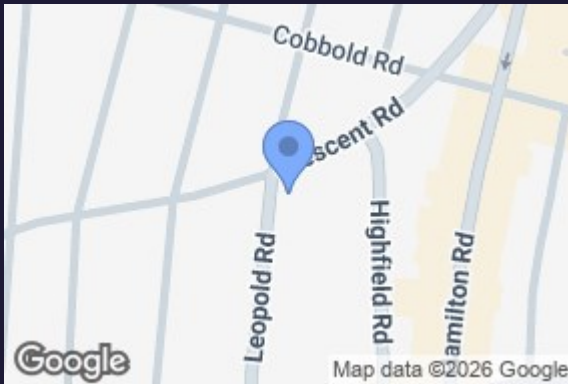
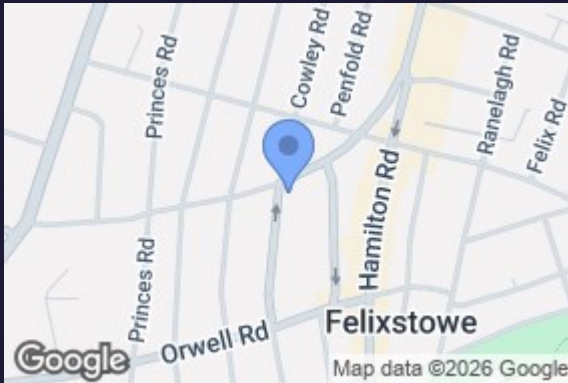
### Bedroom

10'1 x 20'3 excluding recess (3.07m x 6.17m excluding recess)

Two front aspect double glazed velux windows, rear aspect double glazed window, fitted carpet and two radiators.

### Agents Note

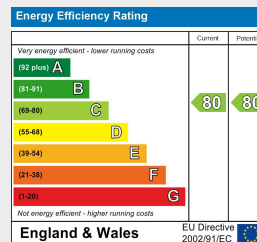
Leasehold - 999 year lease Service Charge - £1,375.18 per annum - 10 Year Structural Warranty Provided



|           |             |               |
|-----------|-------------|---------------|
| Living    | 3.1m x 2.6m | 10'1" x 8'5"  |
| Kitchen   | 3.1m x 3.3m | 10'1" x 10'8" |
| Bathroom  | 2.5m x 2.1m | 8'2" x 6'8"   |
| Bedroom 1 | 2.9m x 6.1m | 9'5" x 20'0"  |



Council Tax Band **New Build**    EPC Rating **C**



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