



16 St. Johns Court, Felixstowe, IP11 7SG

£200,000 LEASEHOLD

Rarely available to the market is this ground floor two bedroom apartment with an extended lease located in the popular St. Johns Court retirement development exclusively for the over 60's.

In addition the apartment benefits from a modern shower room, modern electric radiators and a small patio area opening into the communal gardens.

The accommodation in brief comprises entrance hall (with two large storage cupboards), lounge/diner, kitchen, two bedrooms and a shower room.

St. Johns Court is a popular retirement development offering a host of communal facilities including a resident's lounge with optional social events, laundry room, a resident house manager, landscaped communal gardens, resident parking and lift facility to all floors. St. Johns Court is located within close proximity to the town centre, seafront, church, library and GP surgery.

Being on the ground floor, with two bedrooms and with an extended lease, an early viewing is highly recommended.

COMMUNAL ENTRANCE DOOR ACCESSED VIA SECURITY ENTRANCE SYSTEM

Leading to communal hallway with access to communal rooms such as the lounge. Apartment 16 is situated on the ground floor.

WOODEN ENTRANCE DOOR

Leading to:

ENTRANCE HALL 13' 6" x 7' reducing to 4'7" (4.11m x 2.13m)

Phone entry system, modern Dimplex electric storage radiator, large double width storage cupboard, airing cupboard and doors to:

LOUNGE/DINER 16' 6" x 10' 7" (5.03m x 3.23m)

Rointe electric radiator, TV point, patio doors with fitted shutter blinds opening into communal gardens with small patio area.

KITCHEN 10' 7" x 7' 7" (3.23m x 2.31m)

Fitted worktops with a tiled splashback and fitted storage units above with matching units and drawers below. Stainless steel sink unit with single drainer. Eye level electric oven. Four ring electric hob with cooker hood above. Space and plumbing available for a dishwasher or washing machine, further spaces available for fridge/freezer. Under counter lighting.

BEDROOM ONE 14' 6" x 9' 3" (4.42m x 2.82m)

Rointe electric radiator, window to rear aspect, fitted wardrobes.

BEDROOM TWO 10' 7" x 7' (3.23m x 2.13m)

Electric radiator, window to rear aspect.

SHOWER ROOM 9' 2" x 7' 3" (2.79m x 2.21m)

modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, double width walk-in shower enclosure with electric shower over. Fully tiled walls, heated towel rail. Emergency pull cord. Extractor.

ST JOHNS COURT

The St. Johns Court development offers attractive communal gardens to both front, rear and inner aspects in addition to residents parking.

Internally the development benefits from a communal lounge, laundry room and a house manager.

TENURE

Leasehold - Apartment 16 benefits from an extended lease which has 101 years remaining.

SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge is currently £5,193.43 per annum and the ground rent is £207.62 per annum.

COUNCIL TAX

Band 'C'





