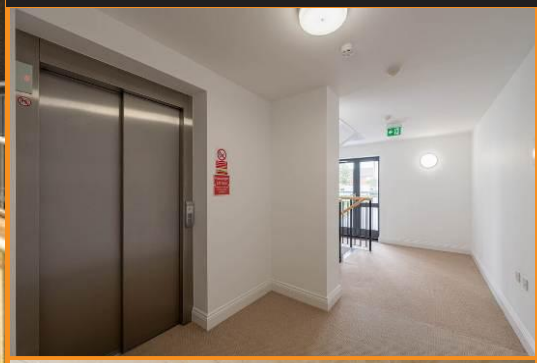


Scott Beckett
Estate Agents







17 Tower Road, Felixstowe, IP11 7PR

£195,500 LEASEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this modern two bedroom first floor apartment.

In addition to the two bedrooms the apartment benefits from an open plan kitchen/living space, an en-suite shower room to bedroom one and allocated off road parking.

The accommodation in brief comprises entrance hallway, open plan lounge, kitchen, dining space, two bedrooms, en-suite shower room to bedroom one and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The apartment complex benefits from underground parking area where there is one allocated off road parking space per apartment, additionally there is lift access to all floors and communal gardens.

Being seemingly ideal for a first time buyer or buy to let investor, a viewing is highly recommended.

COMMUNAL ENTRANCE DOOR
Opening into:

COMMUNAL HALLWAY
With stairs and lift access to all floors, further door to the underground parking area, apartment 17 is located on the first floor and has an entrance door opening into:

ENTRANCE HALLWAY
Radiator, secure entry phone system, two storage cupboards and doors to:

OPEN PLAN LOUNGE/KITCHEN/DINER 20' 8" x 15' 11" (6.3m x 4.85m)
Two radiators, TV point, windows to front and rear aspect. The kitchen area comprises fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, appliances such as dishwasher, washing machine and fridge/freezer to be left at the property, integrated Hotpoint double oven with a four ring gas hob and cooker hood above, tiled flooring.

BEDROOM ONE 12' 3" x 11' 7" (3.73m x 3.53m)
Radiator, window to front aspect and door to :-

EN-SUITE SHOWER ROOM 8' x 3' 10" (2.44m x 1.17m)
Suite comprising low level WC, wash hand basin with mixer tap, shower enclosure with electric shower over, radiator, extractor.

BEDROOM TWO 11' 5" x 8' 7" (3.48m x 2.62m)
Radiator, TV point, window to front aspect.

BATHROOM 8' 1" x 5' 7" (2.46m x 1.7m)
Suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower head attachment, part tiled walls, shaver point, radiator, extractor.

OUTSIDE
The apartment complex is set back from the road, there is a communal garden which is mainly laid to lawn with established tree and plant borders, there is underground parking with one off road parking space and further bike store and bin store.

TENURE - LEASEHOLD
Approximately 112 years remaining on the lease.

SERVICE CHARGE & GROUND RENT
We understand from the current owner that the monthly service charge is £238 and the ground rent is £155 per annum.

COUNCIL TAX
Band 'B'

The Property Ombudsman

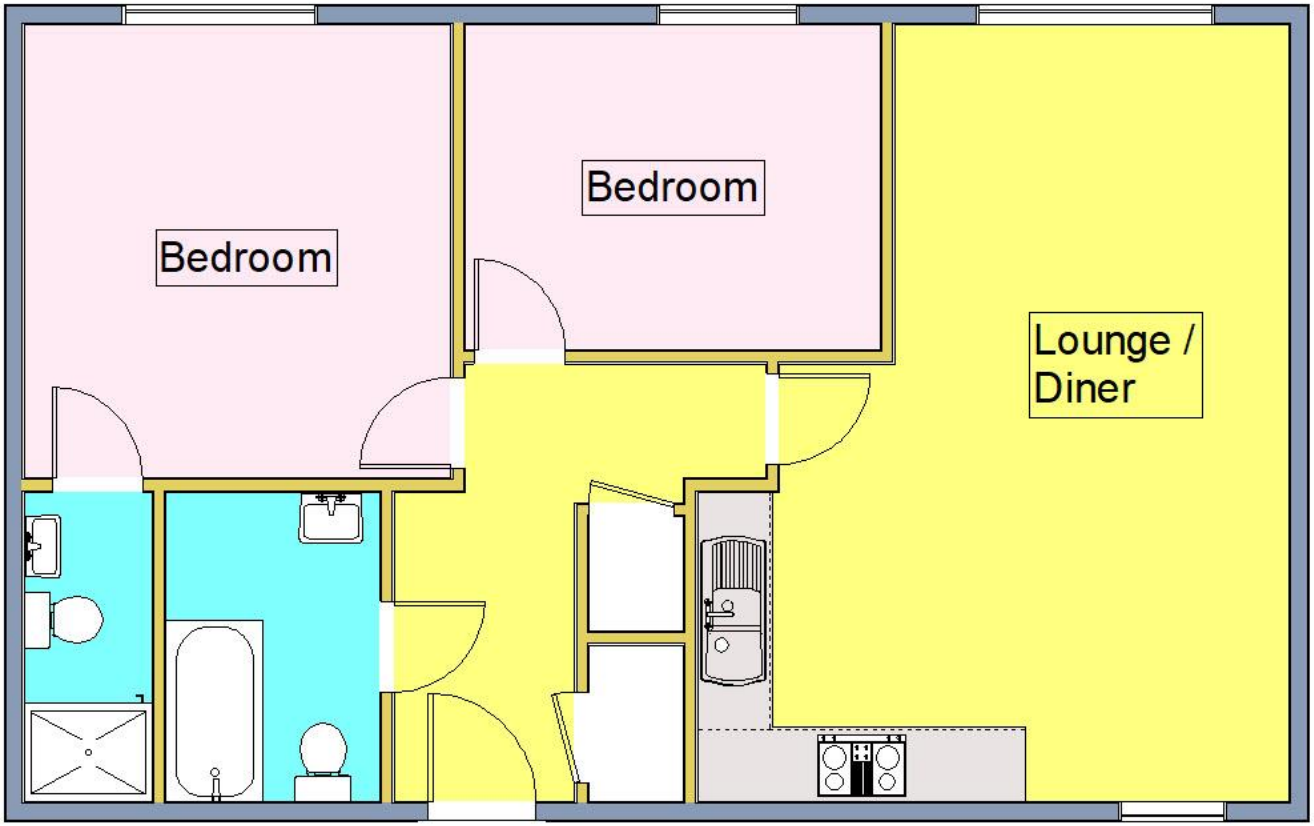









O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk



Address: 17 Tower Road, FELIXSTOWE, IP11 7PR
RRN: 5436-7821-6100-0547-9222

