



£235,000

Francis Court, Leopold Road, Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this beautifully presented two bedroom luxury first floor apartment, ideally located close to Felixstowe town centre and the seafront. Built in 2015 by award-winning developer James Francis, the property offers stylish accommodation finished to a high standard throughout.

Features include lift access, secure gated allocated parking, video entry system, a spacious open plan kitchen/living area with integrated appliances and wine cooler, contemporary bathroom with walk-in rainfall shower and underfloor heating, two double bedrooms, UPVC double glazing and digital electric heating.

Communal entrance

An attractively tiled front pathway leads from the gate to the modern composite front entrance door, which is fitted with security locks and a colour video entry phone system controlled from the apartment. Stairs and a lift provide access to the 1st floor. Real walnut internal flooring.

Entrance Hallway *3.96m x 1.13m (13' x 3' 8")*

Oak front door opening into a welcoming entrance hallway with video intercom system, electric radiator and thermostat control. Finished with dark oak-effect laminate flooring, coving to ceiling and doors leading to all rooms. Useful storage cupboard housing the hot water system.

Open Plan Kitchen / Living Area *5.42m x 4.70m (17' 9" x 15' 5")*

A bright and spacious open plan living space finished to a high standard throughout. The contemporary kitchen features a range of dark oak and grey gloss wall and base units with integrated appliances including fridge freezer, dishwasher and washing machine, along with a wine cooler, electric hob with extractor over, stainless steel sink with drainer and under-counter bin storage. Integrated under-unit lighting completes the modern finish. The living area benefits from a bay window and additional front-facing window allowing plenty of natural light, with continuation of the wood-effect laminate flooring, coving to ceiling and electric radiator. There is ample space for both lounge and dining furniture, with curtains and blinds included.

Bedroom One *3.94m x 3.08m (12' 11" x 10' 1")*

A spacious double bedroom with carpeted flooring, two built-in storage cupboards, window to the side aspect, electric radiator and coving to ceiling.

Bedroom Two *3.70m x 2.40m (12' 2" x 7' 10")*

Accessed from the hallway, this well-proportioned double bedroom benefits from a large UPVC double glazed sash window to the front aspect, continuation of the laminate flooring, electric radiator and coving to ceiling.

Bathroom *1.89m x 1.77m (not including Shower) (6' 2" x 5' 10")*

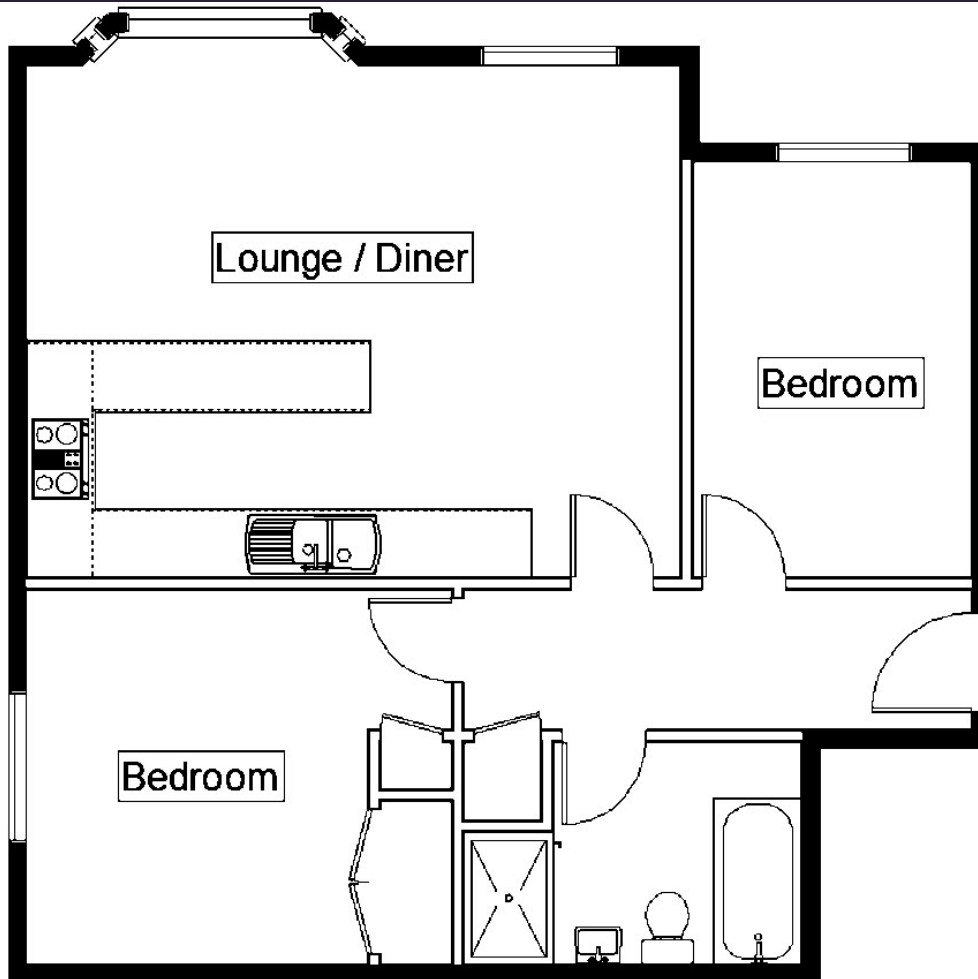
Stylishly finished bathroom featuring wood-effect tiled flooring and partially tiled walls. Comprising a bath with mixer tap and shower attachment, WC with integrated sink, mirrored medicine cabinet with wave-activated lighting, and a separate walk-in shower with rainfall shower head. Additional benefits include underfloor heating, heated towel rail and coving to ceiling.

Leasehold Information

The lease is 999 years from 2016 (989 Year Remaining). Current Service charge £116.31 pcm (Please note this is currently under review and an increase is likely to be coming) Ground Rent £12.50 pcm

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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