£165,000

St. Johns Court, Princes Road, Felixstowe, IP11



2
Bedrooms

1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276

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Wainwrights presents this two-bedroom, top-floor retirement apartment within the popular St John's Court development for residents aged 60 and over. With lift access, the apartment offers a bright dual-aspect living room, a modern fitted kitchen, two bedrooms and a spacious shower room. Recently fitted carpets in the hallway and living room add to its welcoming feel, while communal gardens, a residents' lounge and an on-site manager complement independent living. With Felixstowe town centre and seafront within walking distance, this is an appealing home for those looking to downsize while remaining close to shops, amenities and the coast.

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Entrance Hallway *4.12m x 1.40m widening to 2.16m (13' 6" x 4' 7")*
The private front door opens into a spacious hallway with recently fitted carpet, coving and wall-mounted electric heating. A large double-door storage cupboard houses the electrical consumer unit and provides useful shelving, while a separate airing cupboard contains the hot water cylinder and shelving for linen. There is a loft access hatch, an emergency call control unit and pull cord, with doors leading to all rooms.

Living Room *5.04m x 3.26m (16' 6" x 10' 8")*
A bright and welcoming reception room with UPVC double-glazed windows to two aspects, recently fitted carpet, coving and a wall-mounted electric storage heater. There is an emergency pull cord and an open doorway to the kitchen, providing a practical arrangement for everyday living and entertaining visiting friends or family.

Kitchen *3.25m x 2.31m (10' 8" x 7' 7")*
Fitted with a modern range of matching base cupboards, drawers and eye-level units, complemented by marble-effect laminate worktops and an inset stainless steel single-drainer sink. Appliances include an integrated four-ring electric hob with a stainless steel cooker hood above, an integrated Bosch oven and an integrated freezer. There is space and plumbing for a washing machine, partially tiled walls, grey wood-effect vinyl flooring and a UPVC double-glazed window to the side aspect.

Bedroom One *4.43m x 2.86m (14' 6" x 9' 5")*
A well-proportioned double bedroom with a south-west-facing UPVC double-glazed window to the rear aspect. Built-in storage includes a wardrobe with sliding mirrored doors and an additional double wardrobe. Finished with carpet, coving, a wall-mounted electric storage heater and an emergency pull cord.

Bedroom Two *3.24m x 2.15m (10' 8" x 7' 1")*
A second bedroom with a west-facing UPVC double-glazed window to the rear aspect, carpet, coving, a modern wall-mounted electric storage heater and an emergency pull cord. This room offers flexibility for visiting guests, hobbies or use as a study.

Shower Room *2.85m x 2.26m at max (9' 4" x 7' 5")*
A spacious shower room fitted with a large walk-in shower enclosure with a glass and chrome screen, an electric shower and protective wall panelling. Further fittings include a wash basin, WC, heated towel rail and extractor fan, together with tiled walls and an emergency pull cord.

Leasehold Information
We understand from the vendor that there are 61 years remaining on the lease. Current service charge for year 1st April 2026 to 31st march 2027 was £5193.43. Ground rent for similar period was £207.52.

St John’s Court

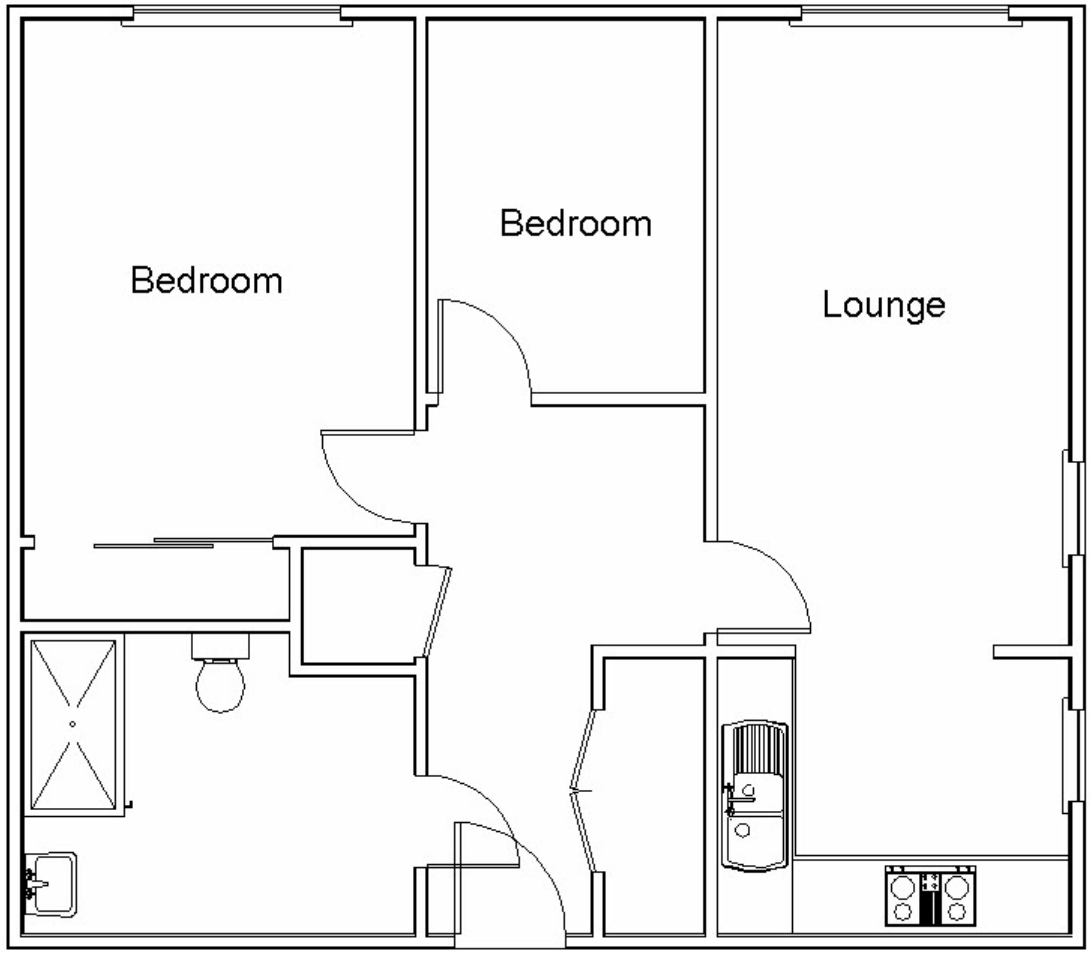
St John’s Court is an established independent living development comprising 35 properties set within attractive, maintained communal grounds. Designed for residents aged 60 and over, it offers the privacy of your own home alongside opportunities to meet neighbours and enjoy shared facilities. The welcoming communal lounge has a kitchenette for making tea and coffee, while a library, communal laundry facilities and two guest rooms available to hire provide further convenience. An on-site manager is available during office hours. Outside, residents can enjoy the communal gardens, with a car park providing spaces for residents and visitors, subject to availability. Limited mobility scooter parking and charging facilities are also available. The communal entrance is automatic and power-assisted, operated by a key fob from outside and a push button from inside. Felixstowe town centre and seafront are within walking distance, offering access to shops, cafés and coastal walks. Nearby bus stops and Felixstowe railway station provide further transport options, including rail connections to Ipswich.

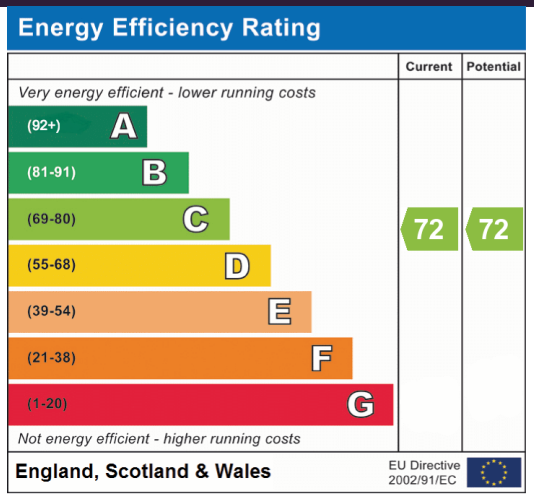
Additional Information

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