



6 Edward Cordy House, Orwell Road, Felixstowe, IP11 7NY

£200,000 LEASEHOLD (WITH SHARE OF FREEHOLD)

Located within close proximity to Felixstowe town centre and seafront is this well-presented modern purpose built two bedroom second floor apartment.

In addition to the two bedrooms the apartment benefits from allocated off road parking, a balcony with sea views, modern kitchen and a modern shower room.

The accommodation in brief comprises entrance hall, lounge/diner with balcony, kitchen, two bedrooms and a shower room, heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Further benefits include a share of the Freehold with the remainder of a very long lease. A viewing is highly recommended to appreciate the modern accommodation on offer.

COMMUNAL ENTRANCE DOOR

With intercom entry security system.

STAIRS WITH ACCESS TO ALL FLOORS

Apartment 6 is located on the second floor.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 13' 9" x 3' 2" (4.19m x 0.97m)

Laminate flooring, access to loft space, which is partially boarded, loft ladder.

Doors to :-

LOUNGE/DINER 17' 9" x 13' 8" (5.41m x 4.17m)

Two radiators, TV point, phone entry system, small bay window to side aspect, windows and door to front aspect opening out onto :-

BALCONY

Wrought iron railings and sea views to side aspect.

KITCHEN 9' 10" x 7' 11" (3m x 2.41m)

Modern re-fitted kitchen comprising fitted worktops with white high gloss storage units above and matching storage units and drawers below, ceramic sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated fridge/freezer, integrated dishwasher, electric oven with four ring induction hob and cooker hood above, laminate flooring, under cabinet lighting, cupboard housing combination boiler and double glazed sash window to side aspect.

BEDROOM ONE 13' 5" x 9' 6" (4.09m x 2.9m)

Radiator, double glazed sash windows to front aspect with sea view to side aspect.

BEDROOM TWO 9' 6" x 9' (2.9m x 2.74m)

Radiator, velux window to rear aspect.

SHOWER ROOM 8' 11" x 5' 2" (2.72m x 1.57m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with storage cupboard below, walk in shower enclosure with twin shower head over, fully tiled walls, vinyl flooring, heated towel rail, extractor, fitted storage cupboard.

OUTSIDE

The apartment benefits from one allocated off road parking space.

TENURE - LEASEHOLD - WITH SHARE OF FREEHOLD

We understand from the current owners that there is the remainder of a 999 year lease.

SERVICE CHARGE

We understand from the current owner that the service charge is £160 a month.

COUNCIL TAX

Band 'B'

Address: Flat 6 Edward Cordy House, Orwell Road, FELIXSTOWE, Suffolk, IP11 7NY
RRN: 0560-2829-7496-9571-7501



