



6 St. Johns Court, Felixstowe, IP11 7SG

£139,950 LEASEHOLD

Offered for sale with no onward chain, a modern self-contained retirement apartment situated on the ground floor of this popular development constructed in the late 1980s by Messrs McCarthy & Stone.

The apartment benefits from a pleasant westerly aspect from the lounge with patio doors opening onto a small patio and window from the main bedroom, in addition to a further southerly facing window in the bathroom.

Further benefits include Economy 7 night storage heating, UPVC sealed unit double glazed windows and security entry phone system.

The St John's Court development is a popular retirement complex of purpose built apartments offering a host of communal facilities including a resident's lounge with regular optional social events, laundry room, resident house manager, landscaped communal gardens, resident parking and lift facility to all floors.

The development is conveniently situated within close proximity to the sea, promenade & town centre with a variety of local shops and amenities available.

COMMUNAL ENTRANCE DOOR

Accessed via security entrance system. Leading to :-

COMMUNAL HALLWAY

With access to the communal areas, passenger lift and access to the apartment which is located at the end of the corridor on the ground floor.

ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Built in double door airing cupboard with pine slatted shelves and cold water tap, Economy 7 night storage heater, security entry phone system.

LOUNGE 19' 4" x 10' 7" (5.89m x 3.23m)

Feature electric flame effect fire, TV point, modern electric thermostatically controlled radiator, west facing UPVC sealed unit double glazed sliding patio doors opening onto a small patio.

KITCHEN 8' 2" x 7' 6" (2.49m x 2.29m)

Fitted with a range of modern light oak units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in electric four ring hob with extractor hood over, built in single oven, space and plumbing for automatic washing machine, space for tumble dryer, fluorescent strip light.

BEDROOM ONE 14' 6" x 9' 4" (4.42m x 2.84m)

Built in mirror fronted double door wardrobe, Economy 7 night storage heater, UPVC sealed unit double glazed window overlooking the communal garden.

SHOWER ROOM

Re-fitted with a modern white suite comprising walk in shower area with glazed shower screen, handrails, Mira electric shower, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail/radiator, electric convector heater, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The St. John's Court development offers attractive communal gardens to both the front and rear for use of the residents with covered patio area, lawns and well stocked flower and shrub borders.

To the rear of the property there is a car park enabling off street parking for residents and visitors.

TENURE - LEASEHOLD

The remainder of a 99-year lease commencing 1988 (approximately 60 years remaining)

SERVICE CHARGE & GROUND RENT

We understand that the service charge for 206/27 is £4154.75 p.a. to include buildings insurance, communal cleaning and electricity, gardening, water rates, the house manager's salary and general maintenance of the building.

We understand that the Ground Rent is £135.68 per annum (£67.84 paid twice a year)

COUNCIL TAX

Band 'B'

Address: 6 St. Johns Court, FELIXSTOWE, IP11 7SG
RRN: 5036-4026-1600-0802-3206







