



18 Harvest House, Cobbold Road, Felixstowe, IP11 7SP

£340,000 LEASEHOLD WITH SHARE OF FREEHOLD

Located on the first floor of the historic Grade II listed Harvest House retirement complex for over 55s, is this well presented two bedroom sea view apartment.

In addition to the two bedrooms the apartment benefits from a garage, with light and power connected, two bay windows and sea views from every room. The accommodation in brief comprises entrance hall, lounge, kitchen/dining room, two bedrooms and a shower room.

Harvest House is one of Felixstowe's historic landmarks, being Grade II Listed, standing in an elevated cliff top position with beautifully landscaped communal gardens of around two acres with direct access to the promenade and sea and also being only a few minutes walk to the town centre.

Within the development, residents have the opportunity to enjoy a host of communal facilities and rooms including the elegant Palm Court Ball Room and Dining Hall, Garden Room / Games Room, Laundry Room, Chapel, Resident House Manager and both service and passenger lift with access to all floors.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

Security communal entrance door opening into grand communal hall, with lift and stair access to all floors. Entrance door opening into:

ENTRANCE HALL 41' 10" x 4' 10" (12.75m x 1.47m)

Electric storage radiator, secure video entry phone system, meters cupboard, airing cupboard housing Economy 7 hot water heater and doors to :-

LOUNGE 26' 5" into the bay x 13' 11" (8.05m x 4.24m)

Two electric storage heaters, TV point, bay window overlooking communal gardens and sea views.

KITCHEN/DINER 21' 1" into the bay x 16' 8" (6.43m x 5.08m)

KITCHEN

Comprising 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, space and plumbing available for both a washing machine and a dishwasher, electric integrated oven and four ring electric hob with extractor above, further space available for freestanding fridge/freezer, electric storage radiator.

DINING AREA

Further electric storage radiator, bay window overlooking communal gardens and sea views.

BEDROOM ONE 18' 2" x 13' 7" (5.54m x 4.14m)

Electric radiator, window overlooking communal gardens and sea views.

BEDROOM TWO 16' 9" x 8' 11" (5.11m x 2.72m)

Electric radiator, fitted wardrobes and windows overlooking communal garden and sea views.

SHOWER ROOM 12' 7" x 9' 1" (3.84m x 2.77m)

Suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboards below, shower enclosure with electric shower over, part tiled walls, electric heated towel rail, space and plumbing available for a washing machine, obscured window to matching rear aspect.

GARAGE

The apartment benefits from a single garage with light and power connected and electric up and over door.

OUTSIDE

The Harvest House development stands within beautifully maintained landscaped communal gardens of approximately two acres for use of the residents with rose gardens, shaped shrubs, lawns, seating areas with views of the sea, putting green and two car parking areas to either side of the development.

TENURE - LEASEHOLD WITH SHARE OF FREEHOLD

We understand from the current owner that there is 958 years remaining on the lease.

SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge is approximately £7170 p.a with the ground rent £100 p.a.

COUNCIL TAX Band 'D'





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	60	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

