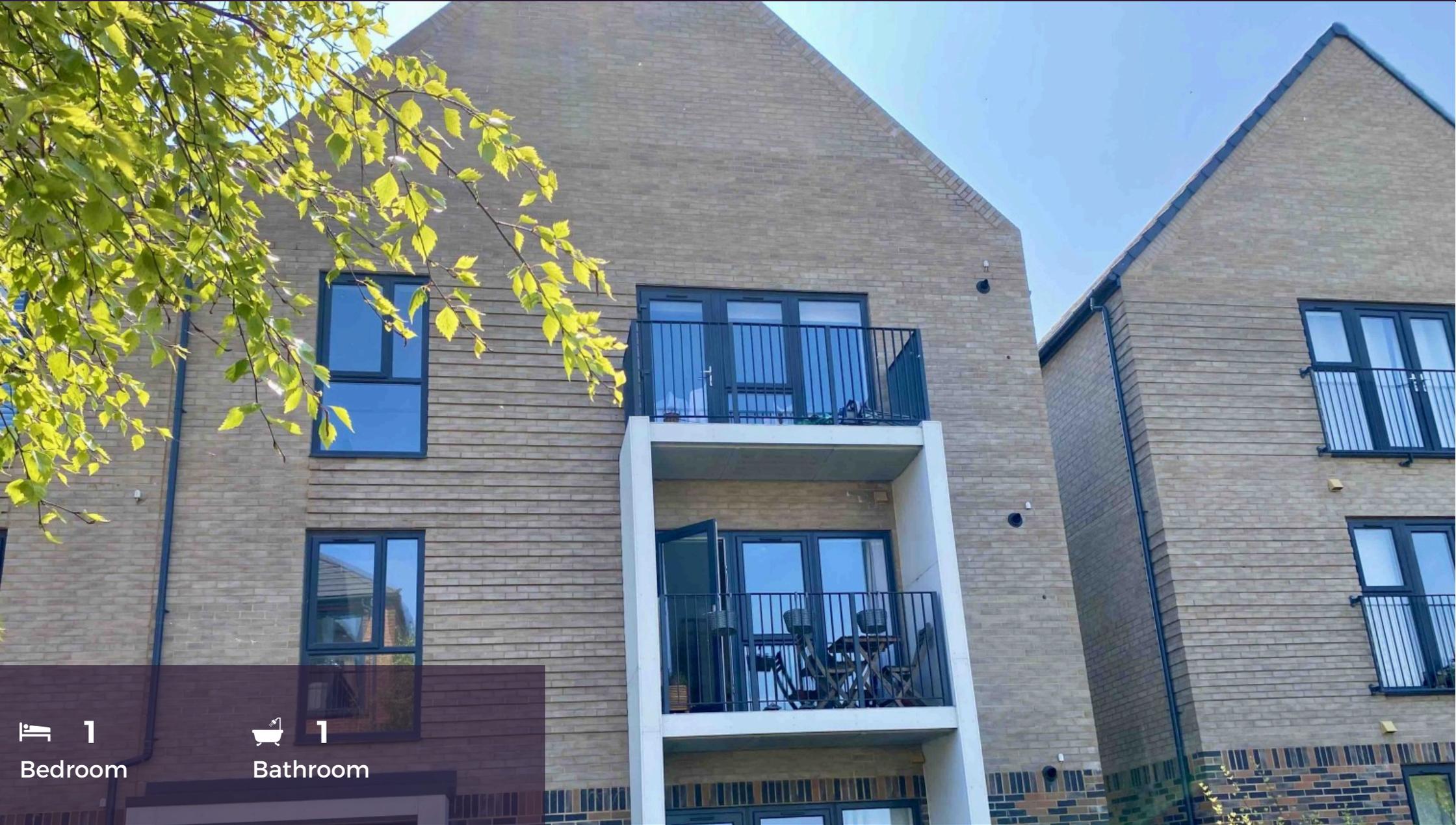




Guide price £177,000
Pasture Court, Holmhill Drive, Old Felixstowe, IP11



1

Bedroom

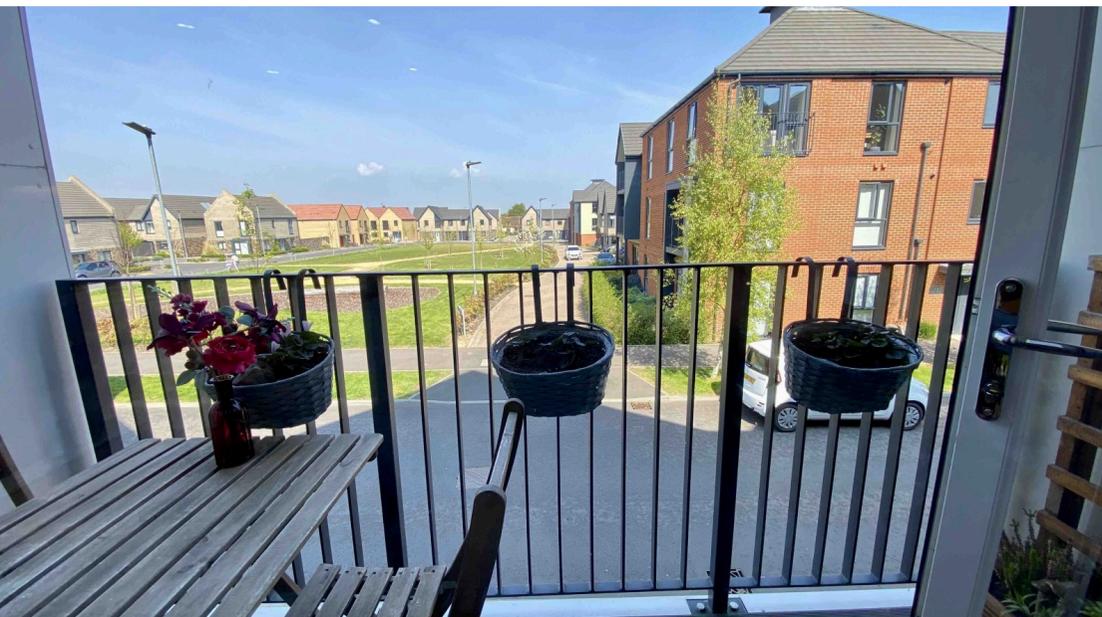


1

Bathroom

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

01394 275276



Wainwrights are pleased to present this charming one-bedroom, first-floor flat located in the sought-after Pasture Court development on Holmhill Drive, Old Felixstowe. This well-presented property offers a bright and airy open-plan living and dining area, a modern fitted kitchen, and a spacious double bedroom. A private small balcony provides a perfect spot to enjoy the fresh coastal air, while the property also benefits from an allocated parking space and well-maintained communal areas. Ideally situated close to local shops, public transport links, and the seafront, this home is perfect for first-time buyers, investors, or those seeking a low-maintenance coastal retreat. Early viewing is highly recommended to appreciate everything this lovely flat has to offer.

Entrance hallway 2.90m x 1.15m (9' 6" x 3' 9")

Wooden security door with chrome door furniture opens into hallway with wall mounted video entry phone system, cupboard with double doors which contains the electrical consumer unit, the internet router and a light, oak wooden flooring, radiator, power point, doors to:

Open plan living space 5.95m x 4.14m (19' 6" x 13' 7")

Open plan area with door and windows opening up to covered balcony that overlooks the communal green, modern fitted kitchen along one wall comprising wood effect laminate worktop with wood effect eye-level cupboards, built-in fridge freezer, tall cupboard, floor level cupboards also including integrated dishwasher, integrated oven, integrated electric hob, integrated washing machine/dryer, inset one and a half bowl stainless steel sink with mixer tap, radiators, oak wooden flooring, inset spotlights to ceiling.

Bedroom 4.15m x 3.72m (13' 7" x 12' 2") into alcove

Window to rear aspect, radiator, carpet.

Bathroom 2.01m x 2.14m (6' 7" x 7')

Window to rear aspect, wood effect water resistant laminate flooring, chrome towel radiator, inset spotlights to ceiling, extractor fan, quartz worktop with inset hand wash basin, bath with shower over and glass and chrome shower screen, WC.

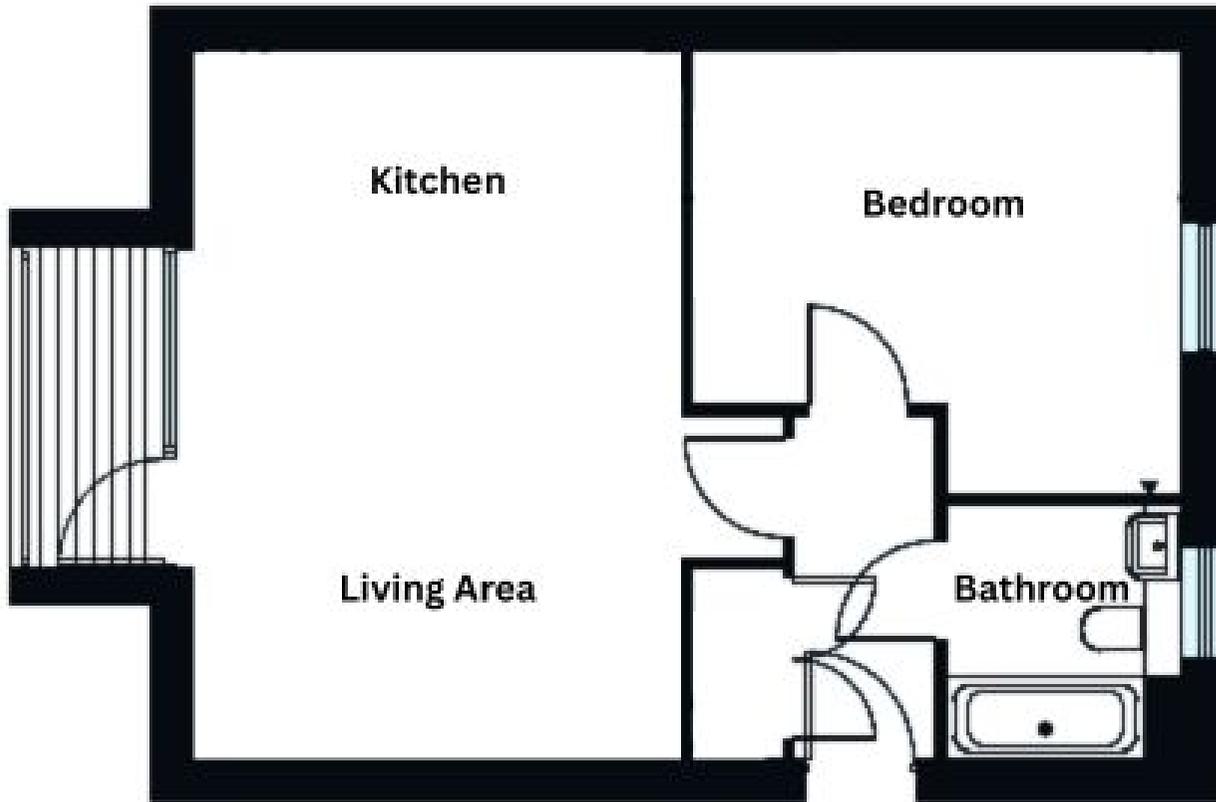
Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band A(2025/2026: £1,472.20) We understand from the vendor the remaining length on the lease is 149 years. The ground rent is £150 per year and the service charges for this year are: Estate services: £101.16 Pasture Court Service Charge: £944.92 Estate lighting area: £24.70



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| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Pasture Court, IP11

