



## 18A Beatrice Avenue, Felixstowe, IP11 9HA

**£280,000 LEASEHOLD (WITH SHARE OF FREEHOLD)**

Offering floor space of approximately 957 sqft in size (89sqM) and occupying the entire first floor of a two-storey building in an exceptionally popular and established location close to the main town centre, a purpose built three bedroom apartment with off street parking and brick-built garage (storage) and small enclosed personal garden.

Accommodation consists of an entrance lobby with staircase leading to first floor, large entrance hallway, lounge with separate fining area, fitted kitchen, three bedrooms, shower room and separate WC.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Externally the apartment has, to the right of the building from Beatrice Avenue, off street parking for two vehicles and also has a brick built garage (not accessible for car width) and small enclosed garden area beyond.

Beatrice Avenue is an exceptionally popular established tree lined avenue heading into town and leading to Felixstowe's main shopping parade in Hamilton Road and is ideal for access to shops, The Grove medical centre and public transport links.

Offered for sale with vacant possession, off road parking, a 50% share in the Freehold and with the remainder of a 999 year lease (commencing 2017) an internal inspection is advised to fully appreciate the accommodation on offer

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

#### **ENTRANCE LOBBY**

With staircase leading to first floor apartment.

#### **PART GLAZED DOOR**

Leading to :-

#### **ENTRANCE HALL 20' 1" x 7' 5" max (6.12m x 2.26m)**

Radiator, built in storage cupboard, built in meter cupboard, access to loft space, mains connected smoke detector, entry intercom receiver, built in boiler/airing cupboard housing Main combination boiler serving domestic hot water supply and central heating. Doors leading to :-

#### **LOUNGE/DINING ROOM 26' 8" max x 14' 2" max (8.13m x 4.32m)**

An open plan room accessed via large throughway between the two areas and consisting of :-

#### **LOUNGE AREA 14' 2" x 11' 2" (4.32m x 3.4m)**

Radiator, UPVC double glazed windows to front and side aspects.

#### **DINING AREA 15' 2" x 11' 3" max reducing to 10' (4.62m x 3.05m)**

Radiator, two wall lights, two UPVC double glazed windows to front aspect.

#### **KITCHEN 11' 3" x 9' 4" (3.43m x 2.84m)**

Fitted and comprising a single drainer one and a half bowl sink unit with mixer taps and cupboard under, a range of fitted drawers, cupboards, units and work surfaces, four ring gas hob, Zanussi oven, stainless steel splashback, fitted stainless steel extractor, integrated dishwasher, plumbing for automatic washing machine, radiator, recessed LED spotlights, two UPVC double glazed windows to side aspect.

#### **BEDROOM ONE 11' 1" x 10' 10" (3.38m x 3.3m)**

Radiator, built in storage cupboard, UPVC double glazed window to side aspect.

#### **BEDROOM TWO 10' 10" x 9' (3.3m x 2.74m)**

Radiator, UPVC double glazed window to rear aspect.

### BEDROOM THREE 8' 2" x 8' (2.49m x 2.44m)

Radiator, built in storage cupboard, UPVC double glazed window to rear aspect.

### OUTSIDE

The property stands recessed from Beatrice Avenue beyond a brick wall with openings to each side. The right hand side from Beatrice Avenue is the parking area for 18 Beatrice Avenue, enabling off street parking for up to two vehicles and leads to gate beyond which is access to the apartment also brick built garage.

The garage is suitable for bicycle, motor cycle, small trailer or general storage however the width of access means that it is not suitable for car storage.

Beyond garage is a small enclosed garden area housing mature camellia bush.

### BATHROOM 7' x 4' 7" (2.13m x 1.4m)

Fitted with white suite comprising panelled bath with shower over and adjacent shower screen, wash hand basin with mixer taps, part tiled wall surfaces, recessed LED spotlights, extractor fan, UPVC double glazed window to side aspect.

### SEPARATE WC 7' x 2' 6" (2.13m x 0.76m)

Comprising low level WC, wash hand basin, recessed LED spotlights, wall mounted Dimplex fan heater, UPVC double glazed window to side aspect.

### COUNCIL TAX

Band 'B'

### TENURE

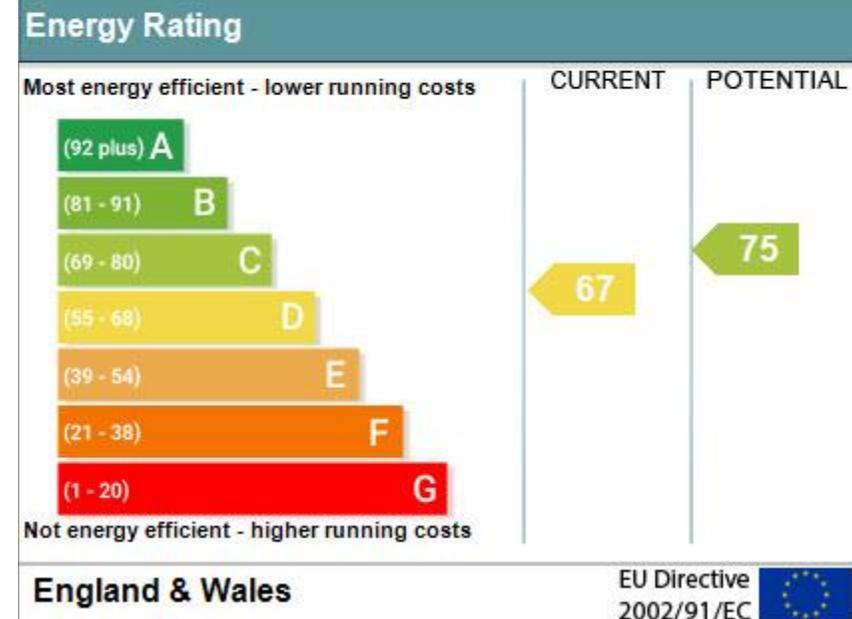
The apartment is sold with the benefit of a 50% share in the Freehold of the building (other 50% owned by ground floor apartment) and with the benefit of the remainder of a 999-year lease commencing 2017

### SERVICE CHARGE / INSURANCE

The first-floor apartment will be responsible for 50% of the total cost of building insurance. As the only two apartments in the building are owned by the same vendor no service charge arrangement has previously been necessary although moving forward a reasonable charge will be agreed to cover any maintenance expenses

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