



**53 Bath Road, Felixstowe, IP11 7JN**

**£230,000 LEASEHOLD**

**Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this spacious two bedroom ground floor apartment in need of modernisation.**

In addition to the two bedrooms the property benefits from its own private entrance door, off road parking for two cars, its own private garden and spacious rooms throughout.

The accommodation in brief comprises entrance porch, entrance hall, lounge, two bedrooms, kitchen and a shower room, heating is supplied in the form of gas fired central heating to radiators and windows are original sash opening.

Bath Road is a highly popular and established residential location and is home to Felixstowe Lawn Tennis Club. Felixstowe seafront is within a short distance away, as is the main town centre with its range of shops, facilities and public transport links.

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

**DOUBLE OPENING DOORS** Opening into :-

**ENTRANCE PORCH 4' 9" x 3' 3" (1.45m x 0.99m)**

Tiled flooring, private entrance door opening into :-

**ENTRANCE HALLWAY 30' 6" x 4' 9" (9.3m x 1.45m)**

Radiator, high ceilings and high skirting boards and doors to :-

**LOUNGE 18' 7" into the bay x 17' 2" (5.66m x 5.23m)**

Two radiators, bay window to the front aspect, gas feature fireplace with surround, TV point.

**KITCHEN 12' 3" x 9' 7" (3.73m x 2.92m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, composite sink unit with mixer tap and single drainer, breakfast bar, integrated dishwasher and fridge/freezer, space and plumbing available for a washing machine, electric integrated oven with four ring gas hob and extractor above, window to side aspect, vinyl flooring.

**BEDROOM ONE 14' 6" x 12' 3" (4.42m x 3.73m)**

Original wood flooring, radiator, bay window to the front aspect.

**BEDROOM TWO 12' 3" x 9' 9" (3.73m x 2.97m)**

Original wood flooring, radiator, window to side aspect, cast iron feature fireplace.

**SHOWER ROOM 9' 3" x 9' 1" (2.82m x 2.77m)**

Suite comprising low level WC, wash hand basin, double width shower enclosure with electric shower over, part tiled walls, radiator, obscured window to side aspect, cupboard housing Vaillant combi boiler, additional storage cupboard.

**OUTSIDE** The apartment benefits from off road parking for two cars, additionally there is a private garden solely belonging to this apartment which is relatively low maintenance as shingled, enclosed by fencing, summer house, outside socket.

**TENURE - LEASEHOLD** We understand from the current owner that the current lease expires in 2165 (139 years remaining)

**SERVICE CHARGE & GROUND RENT** We understand from the current owner that the service charge is £315 per annum and the ground rent is £25 per annum, the share of the buildings insurance is also £275 per annum.

**COUNCIL TAX** Band 'B'



