



Flat 1, 95 Undercliff Road West, Felixstowe, IP11 2AF

£335,000 LEASEHOLD

Located in a prime position on Felixstowe seafront and offering stunning panoramic sea views, a beautifully presented and bespoke two bedroom first floor apartment offered for sale with no onward chain.

In addition to the two bedrooms the apartment benefits from a beautiful open plan lounge/kitchen with sea views, an en-suite to bedroom one, modern shower and a secure video entry system.

The accommodation in brief comprises entrance hall, open plan lounge/kitchen, two bedrooms, en-suite to bedroom one and a shower room, heating is supplied in the form of gas fired central heating to radiators with the additional benefit of an air conditioning unit with both hot and cold air in the lounge and main bedroom.

The property is conveniently located a stones throw away from the beach promenade and a short distance away from Felixstowe Pier. Felixstowe town centre is also nearby.

A viewing is highly recommended to appreciate the luxuriously finished sea view apartment on offer.

COMMUNAL ENTRANCE DOOR Security video phone entry system opening into :-

COMMUNAL HALLWAY Communal store cupboard shared between the residents, stairs leading up to the first floor where apartment one is located.

ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY Video security entrance, radiator, spotlights, large double width storage cupboard and doors to :-

OPEN PLAN LOUNGE/DINING/KITCHEN SPACE 26' 7" x 18' (8.1m x 5.49m)

KITCHEN Fitted worktops with a tiled splashback, central feature island with breakfast bar, high gloss grey handleless storage units above and matching storage units and drawers below with concealed lighting and kickboard lighting, stainless steel sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer, washer/dryer, dishwasher, two ovens and a five ring ceramic hob and cooker hood above, spotlights and breakfast bar accent lighting, vertical radiator.

LOUNGE/DINING AREA Radiator, fitted media wall with storage cupboards available, air conditioning unit with both cold and warm air flowing, spotlights, large window to front aspect with panoramic sea views.

BEDROOM ONE 18' 10" x 10' 11" (5.74m x 3.33m)

Radiator, TV point, large window to front aspect with panoramic sea views, air conditioning unit with both cold and warm air flowing, floor to ceiling fitted wardrobes with mirror fronted sliding doors and door to :-

EN-SUITE SHOWER ROOM 6' 9" x 5' 5" (2.06m x 1.65m)

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage drawers below, corner shower cubicle, part tiled walls, tiled flooring, heated towel rail, spotlights, extractor.

BEDROOM TWO 16' 7" x 9' 4" (5.05m x 2.84m)

Radiator, window to rear aspect, built in wardrobe and further storage cupboard housing the Worcester combination boiler, fire escape rear access door with footpath with access to Convalescent Hill.

SHOWER ROOM 7' 2" x 6' 8" (2.18m x 2.03m)

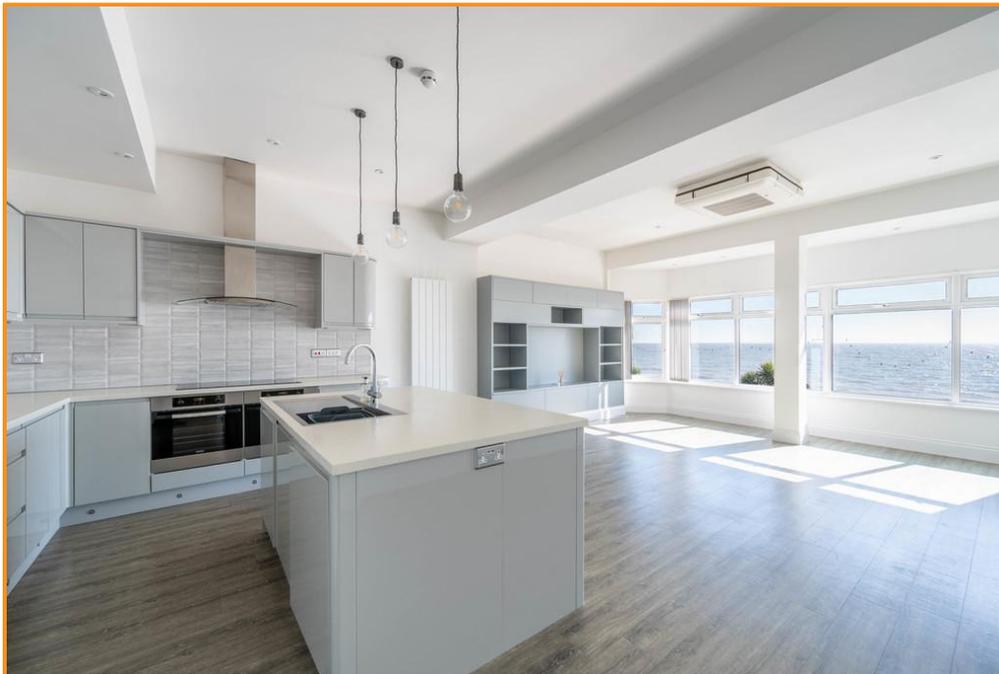
Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard below, large double width walk in shower with fitted shower screen, splashboards, Anthracite radiator, spotlights and extractor.

TENURE Leasehold - the remainder of a 125-year lease dated from 2017. Please note short term lets, holiday lets and pets are not allowed.

GROUND RENT AND SERVICE CHARGE

We understand from the current owner that the service charge is approximately £2280 per annum and the ground rent is £125 per annum.

COUNCIL TAX Band 'B'





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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		