



## 11 Park Court, Langer Road, Felixstowe IP11 2BZ

**£110,000 LEASEHOLD**

Located close to the Felixstowe seafront, a purpose built one bedroom apartment situated on the second floor of the Park Court development with a westerly aspect facing towards Langer Park.

In addition to the one bedroom, additional accommodation consists of an entrance hall, a re-fitted shower room and a fitted kitchen. Externally the property benefits from parking to the front aspect and a brick built garage.

The Park Court development is set back from Felixstowe's Langer Road, was constructed during the 1970's and is conveniently situated for access to the main town centre, seafront and Port complex.

The property would seemingly be ideal for either first time purchase or investment purpose and an internal inspection is advised to appreciate the accommodation on offer.

Double glazed entrance door leading to:-

#### **COMMUNAL HALLWAY**

Staircase leading to each floor. Apartment 11 is situated on the second floor and has double glazed entrance door leading to:-

#### **ENTRANCE HALLWAY 9' 9" x 5' 9" max reducing to 3' 8" (2.97m x 1.75m)**

Electric heater, built-in storage / meter cupboard, additional large walk-in storage cupboard (7'6" x 2' 7") door leading to:-

#### **LOUNGE / DINING ROOM 14' 6" x 12' 3" (4.42m x 3.73m)**

Electric heater, double glazed window to the rear aspect offering views over Langer Park and door leading to:-

#### **KITCHEN 10' 3" x 6' 8" (3.12m x 2.03m)**

Fitted comprising a single drainer sink unit with cupboard under, fitted drawers, cupboards, units and work surfaces, built-in four ring hob, extractor hood, space for refrigerator and freezer. Plumbing for washing machine, built-in oven, double glazed window to the rear aspect.

#### **BEDROOM 9' 9" x 8' 5" (2.97m x 2.57m)**

Electric heater, built-in double wardrobe, double glazed window to the side aspect.

#### **SHOWER ROOM 6' 8" x 6' 4" (2.03m x 1.93m)**

Re-fitted comprising a double width shower cubicle with shower inset, low level W.C., wash hand basin with storage drawers beneath, fully tiled wall surfaces, wall mounted mirror fronted storage cabinet, heated towel rail / radiator, built-in airing cupboard housing hot water cylinder, also built-in storage cupboard with slatted shelving.

#### **OUTSIDE**

This apartment and each apartment within the Park Court development benefits from a garage which is situated in a brick built block within the developments grounds. The garage number relates also to the number of the apartment (11).

#### **PARKING**

Additionally parking is available to the front of Park Court.

#### **COMMUNAL GROUNDS**

The property offers communal gardens mainly situated to the rear of the building which are lawned and enclosed. The Development backs onto the grounds and the apartment offers views towards Langer Park.

#### **TENURE**

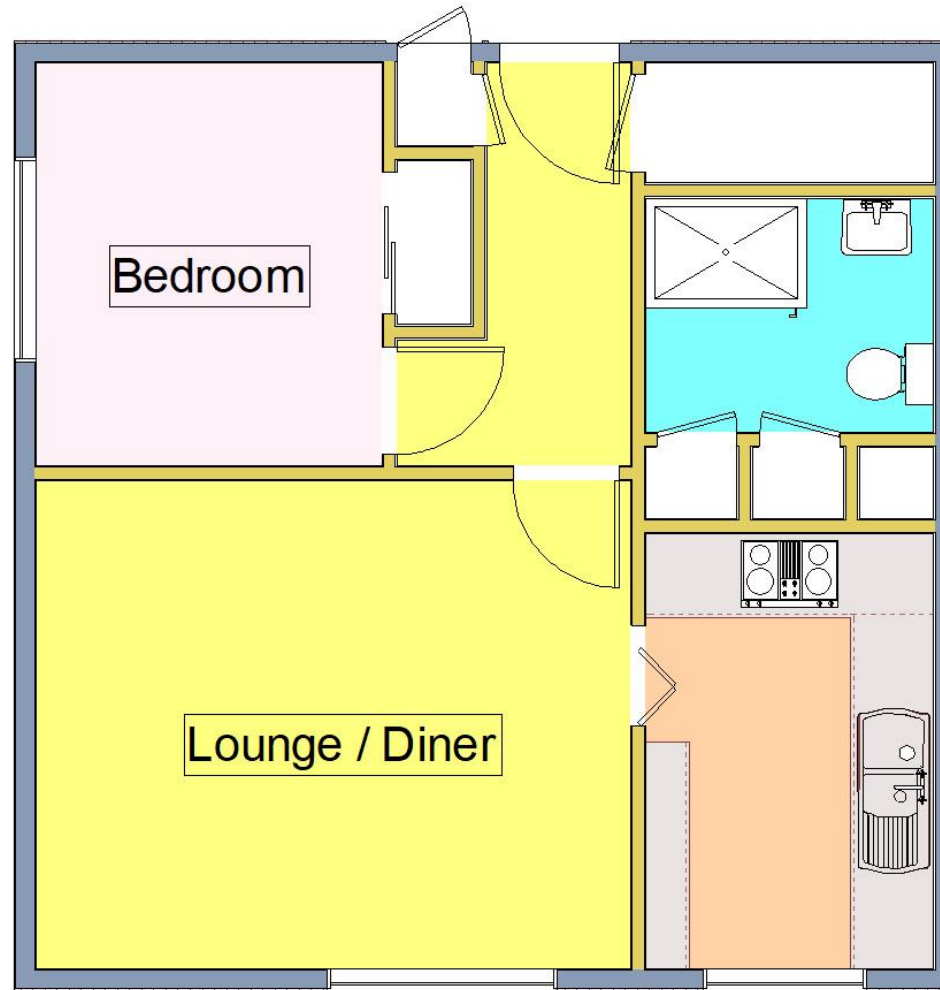
Leasehold: With the remainder of 999 year dating from 1970.

Service Charge & ground rent: We understand from the vendor that the services charge for the current year is approximately £890.00 per annum. The ground rent is £12 per annum.

#### **COUNCIL TAX**

Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>39</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	