



Leopold Road | | Felixstowe | IP11 7NP

Guide Price £350,000

NICHOLAS
— ESTATES —

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Introducing this spacious ground floor 2-bedroom apartment, offering generous living space and modern features throughout. The accommodation comprises, entrance hall, living area, kitchen/dining area, utility room, main bedroom with en-suite shower room, bedroom two and bathroom. Benefitting gas fired central heating, under floor heating to the bathroom and an allocated parking space.

- Ground Floor Apartment
- Private Garden
- Allocated Parking Space
- Town Centre Location
- Two Double Bedrooms
- 10 Year Advantage AHCI Builders Warranty

Entrance Hall

Side aspect double glazed door, radiator, storage cupboard, fitted carpet and doors to:

Bedroom One

17'10 x 12'5 max x 8'11 min (5.44m x 3.78m max x 2.72m min)

Side and rear aspect double glazed window, fitted carpet, two radiator and door to:



Introducing this spacious ground floor 2-bedroom apartment. Offering generous living space and modern features throughout. The apartment measures approx. 1039 square feet.



En-Suite

Low level flush WC, hand wash basin, tooth brush charger, walk-in shower with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, under floor heating and extractor fan.

Utility

5 x 6'1 (1.52m x 1.85m)

Work surface with cupboards below, space and plumbing for a washing machine, stainless steel one and half bowl sink, radiator and extractor fan.

Bathroom

Low level flush WC, hand wash basin, tooth brush charger, paneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, under floor heating and extractor fan.

Bedroom Two

12'10 x 8'8 excluding recess (3.91m x 2.64m excluding recess)

Two rear aspect double glazed windows, fitted carpet and radiator.

Kitchen/ Dining Room

14'11 into bay x 11'10 (4.55m into bay x 3.61m)

Side aspect double glazed bay window, front aspect double glazed window, radiator, wood effect vinyl flooring, work surface with cupboards and drawers below, integrated fridge/ freezer, space and plumbing for a dishwasher, electric oven and hob with extractor fan above, stainless steel one and a half bowl sink and drainer and enclosed gas fired boiler.

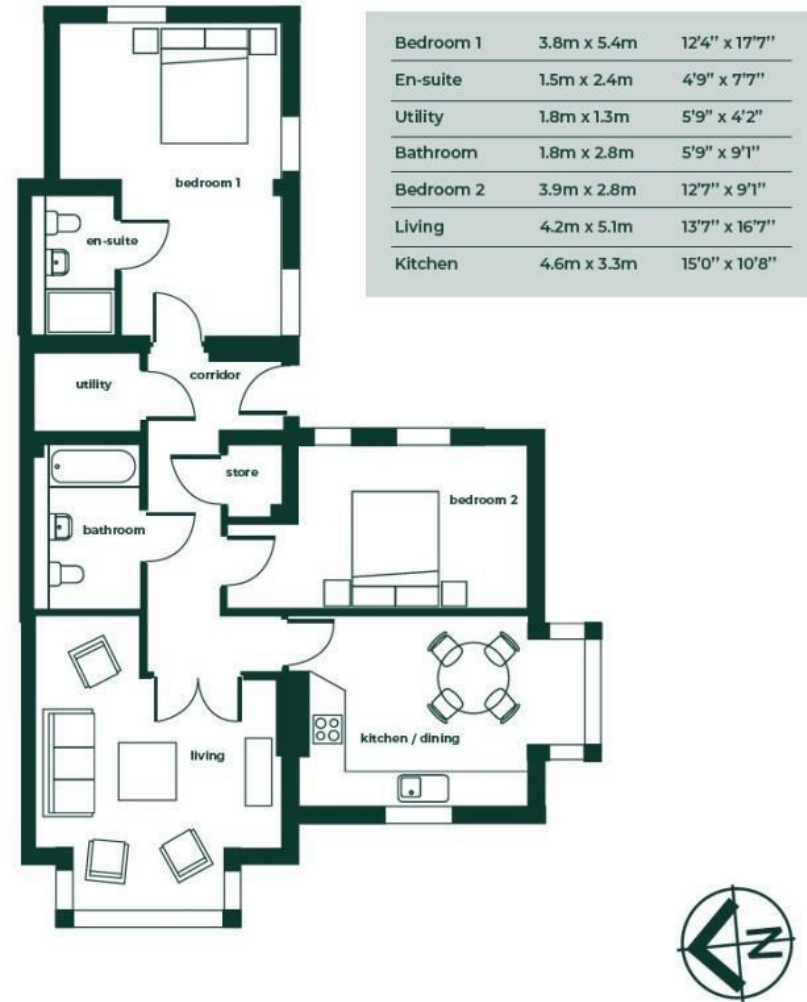
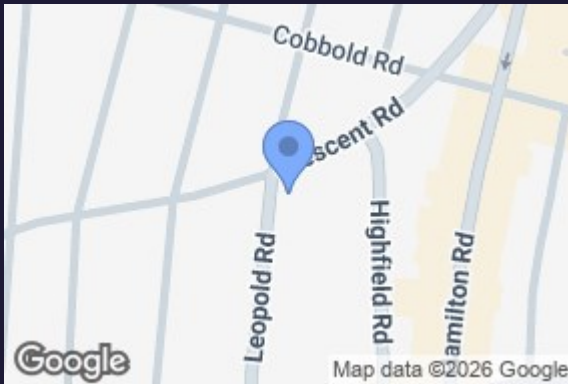
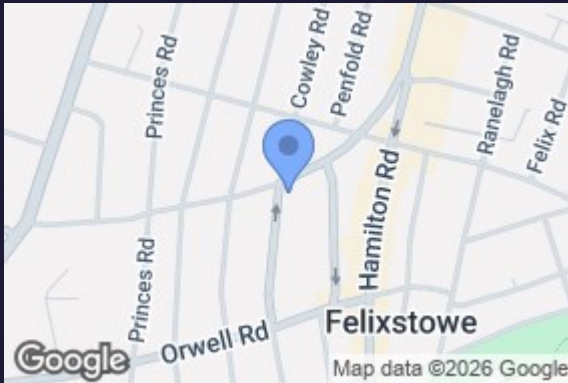
Living Room

16'7 max x 13'7 max (5.05m max x 4.14m max)

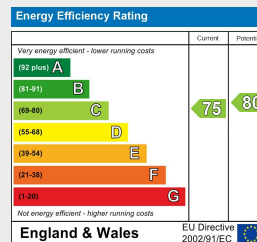
Front aspect double glazed bay window, fitted carpet and radiator.

Agents Note

Leasehold - 999 year lease Service Charge - £1131.13 per annum - 10 Year Structural Warranty Provided



Council Tax Band **New Build** EPC Rating **C**



173 Hamilton Road
 Felixstowe
 Suffolk
 IP11 7DR
 01394 282828
felixstowe@yourhome.co.uk