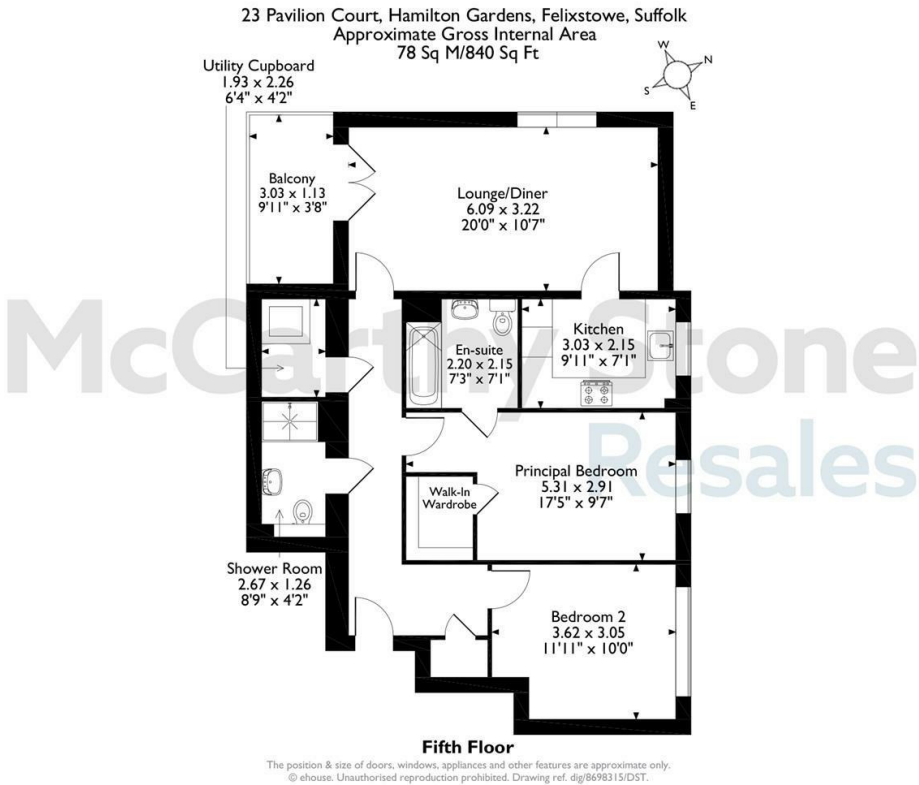


23 Pavilion Court

Hamilton Gardens, Felixstowe, IP11 7FA



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	



Asking price £385,000 Leasehold

A BEAUTIFULLY presented two bedroomed retirement apartment. Located on the fifth floor, this apartment boasts direct access to a SOUTH FACING WALK OUT BALCONY which has STUNNING views of the ocean. *EARLY VIEWINGS ADVISED*

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



Pavilion Court, Hamilton Gardens, Felixstowe, IP11 7FA

Pavilion Court

Pavilion Court was built by McCarthy & Stone, purpose built for retirement living. The development consists of 46 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the both bathrooms and hallway. This apartment is fitted with a door entry system linked to your TV, so you can see who's there before letting anyone in. Other safety features include smoke detector and a 24 hour emergency call system operated via a pull cord. The Homeowners Lounge is great for meeting friends and family, as well as paying host to a number of social events. There is also a Guest Suite so if your friends/family have travelled from afar they can extend their stay by stopping over in this self catered apartment (usually for a fee of around £25 per night- subject to availability).

Local Area

Pavilion Court is situated on the sea front of the charming Edwardian seaside town of Felixstowe, boasting four miles of lovely beaches and the seafront gardens with their colourful and unusual planting, historical features and structures. Just a short walk to the town centre where you will find an abundance of independent shops, boutiques, bars, cafes, restaurants and a library. The town offers a variety of supermarkets including Tesco, Lidl and Morrisons. If you fancy a change you could head over to the 'village life' shopping atmosphere of nearby Walton and Old Felixstowe.

Apartment Overview

McCarthy Stone Resales are delighted to bring to the market this beautifully presented two bedroom apartment positioned on the fifth floor and features French door from both the lounge opening onto a south facing walk out balcony with a sea view. Pavilion Court is a very popular development so early viewings are advised.

Entrance Hall

Front door with spy hole opens to the hallway. A door to walk in utility cupboard housing a plumbed in washer/dryer and shelving. The apartment has an intruder alarm where there is a sensor in each room and on the front door, of which the key to switch this on / off is located in the hall. Ceiling lights and power points. Other doors leading to lounge, bedrooms and guest shower room.



Lounge

Spacious dual aspect lounge benefiting from doors leading to a private south facing walk out balcony, which provides views towards the front elevation and sea beyond. The dual aspect also allows lots of natural light in, making this room bright and airy. There is ample space for dining. TV point with Sky connectivity (subject to subscription cost). Telephone point and raised height power points. Electric panel heater and two ceiling lights fittings. Partially glazed door leads onto the kitchen.

Kitchen

Modern tiled and fitted kitchen. With a range of low and eye level units and drawers with a work surface. Ceramic sink with mixer tap and drainer sits below a large window. Oven, four ring induction hob. Integrated fridge/freezer and dishwasher. Tiled floor, under pelmet lighting and ceiling lighting.

Master Bedroom

Generously sized bedroom with a large window. This room features a walk in wardrobe housing shelving and hanging rail. TV and telephone point and raised height power points. Electric panel heater. The bedroom also boasts an en-suite bathroom.

Ensuite Bathroom

Fully tiled modern en-suite comprising a bath, support rail and screen. Vanity unit with wash hand basin and illuminated mirror above. Low level WC. Heated towel rail. Extractor fan.

Bedroom Two

Double second bedroom with window which could also be used for dining or study / hobby room. Raised height power points, electric panel heater and central light fitting. Built-in wardrobe.

Guest Shower Room

Fully tiled modern suite comprising of a shower cubicle with support rail, wash hand basin with illuminated mirror above. Low level WC. Heated towel rail. Extractor fan.

Service Charge

- Onsite House Manager during working hours
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal



2 Bed | £385,000

areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge for this property is £4157.34 for the financial year ending 30/09/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease: 125 years from 1st June 2015
Ground rent: annual charge of £495
Ground rent review: 1st June 2030

Additional Information & Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

