Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £260,000

NICHOLAS
ESTATES

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Introducing this spacious ground floor 2-bedroom apartment within a central town location, offering generous living space and modern features throughout. The apartment measures approx. 700 square feet. The accommodation comprises, entrance hall, utility room, two double bedrooms, bathroom and an open plan living area/kitchen. The property benefits gas fired central heating, an allocated parking space and is situated within walking distance to the sea front.

- Ground Floor Apartment
- Open Plan Living Area/Kitchen
- Allocated Parking Space
- Town Centre Location
- Two Double Bedrooms
- 10 Year Advantage AHCI Builders Warranty

Entrance Hall

Side aspect double glazed entry door, carpet, two radiators, carpet, storage cupboard, double doors to the living area and doors to;

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Living Area

18'9 x 15'2 max (5.72m x 4.62m max)

Dual aspect double glazed windows, part carpet and wood effect vinyl flooring, two radiators, wall and base mounted units, enclosed wall mounted gas fired combi-boiler, space for washing machine, integral fridge/freezer, work surface with 1.5 bowl stainless steel sink & drainer, electric hob and oven

Bedroom 1

14'2 x 10'8 max (4.32m x 3.25m max)

Rear aspect double glazed window, carpet and radiator.

Bedroom 2

11'9 x 9'6 (3.58m x 2.90m)

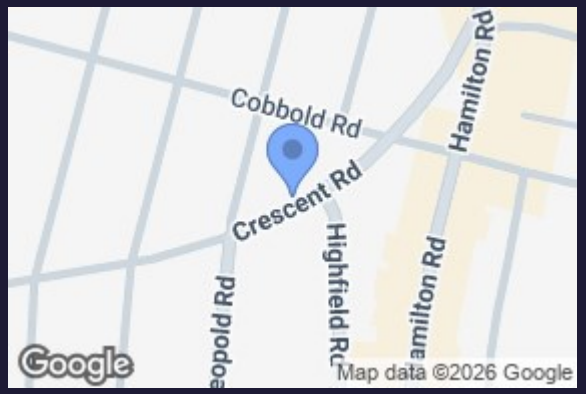
Rear aspect double glazed window, radiator and carpet.

Bathroom

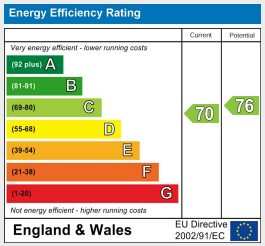
Side aspect double glazed window, wood effect flooring, heated towel rail, low level flush w/c, hand wash basin, tiled walls, panelled bath with shower over, recessed spot lights and extractor fan.

Agents Note

Leasehold - 999 year lease
Service Charge - £820.08 per annum -
10 Year Structural Warranty Provided



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



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