



29 Harvest Court, Cobbold Road, Felixstowe

£150,000 – LEASEHOLD – NO CHAIN

Offered For Sale with no onward chain is this modern self-contained first floor apartment within the Harvest Court development designed and available exclusively for purchasers over the age of 55.

The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and shower room.

Harvest Court also has facilities including security entry phone system, resident house manager, lift facility and communal gardens.

The development is ideally situated within a short walk to the cliff top and Spa gardens and is less than a quarter of a mile from Felixstowe's main town centre shopping thoroughfare.

COMMUNAL SECURITY ENTRANCE DOOR

Opening into :-

COMMUNAL ENTRANCE HALLWAY

With staircase and passenger lift leading to all floors. Number 29 is situated on the first floor overlooking the rear of the building and has wooden entrance door leading to:

ENTRANCE HALLWAY

With doors leading to :-

LOUNGE 15' 4" x 12' 0" (4.67m x 3.66m)

Economy 7 night storage heater, TV point, west facing double glazed window.

KITCHEN 10' 10" x 7' 10" (3.3m x 2.39m)

Fitted with a range of dark oak units comprising base cupboards and drawers with marble effect work surfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in double oven, electric four ring hob with extractor hood over, space and plumbing for automatic washing machine, Economy 7 night storage heater, window to the west aspect.

BEDROOM ONE 13' 10" x 8' 10" (4.22m x 2.69m)

Economy 7-night storage heater, UPVC double glazed windows to the west and north aspect.

BEDROOM TWO 12' x 6' (3.66m x 1.83m)

Slimline electric heater, UPVC sealed unit double glazed window to the north aspect

SHOWER ROOM

Coloured suite comprising low level WC, wash hand basin with vanity cupboards below, shower cubicle with Mira Sport electric shower, extractor fan, chrome heated towel rail.

OUTSIDE

Harvest Court has communal gardens with seating areas for use of the residents around the building and a car park accessed via Barton Road for use of the residents and visitors alike.

TENURE - LEASEHOLD Remainder of a 99-year lease commencing 1987. (Approximately 60 years remaining)

SERVICE CHARGE

We understand from the vendors that the current service charge is £4,279.46 payable in two six monthly instalments and the ground rent is £194.34 per annum.

COUNCIL TAX

Band 'C'



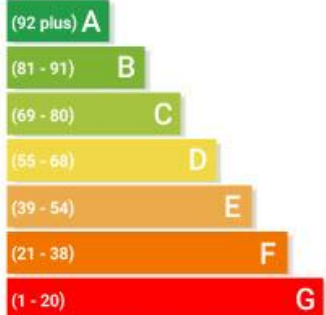
Address: 29 Harvest Court, Cobbold Road, FELIXSTOWE, IP11 7SZ
 RRN: 2198-3065-0208-5686-6200

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



78

81

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

