



ipswich & suffolk



Flat at Leeward Court, St. Andrews Road, Felixstowe, IP11 7SR

Guide Price £115,000 Leasehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Flat at Leeward Court, St. Andrews Road, Felixstowe, IP11 7SR

## SUMMARY

CHAIN FREE - An updated first floor purpose built one bedroom built with allocated parking, well located in the heart of popular Felixstowe, convenient to the town centre, sea front, train station, and local shops and amenities. The decoratively refreshed accommodation comprises; a well maintained communal entrance and stairs rising to the first floor, glazed access to a balconied private entrance, entrance hall, lounge-kitchen-diner presented with an updated kitchen and flooring, bedroom and bathroom. To the outside there are communal gardens and carpark providing an allocated parking space. Double glazed, electrically heated and with favourable lease terms, early viewing is highly recommended.



## COMMUNAL ENTRANCE TO

### COMMUNAL LOBBY AREA

Stairs rising to first floor.

### COMMUNAL LANDING

Glazed doorway to balcony.

## PRIVATE ENTRANCE TO

### ENTRANCE HALL

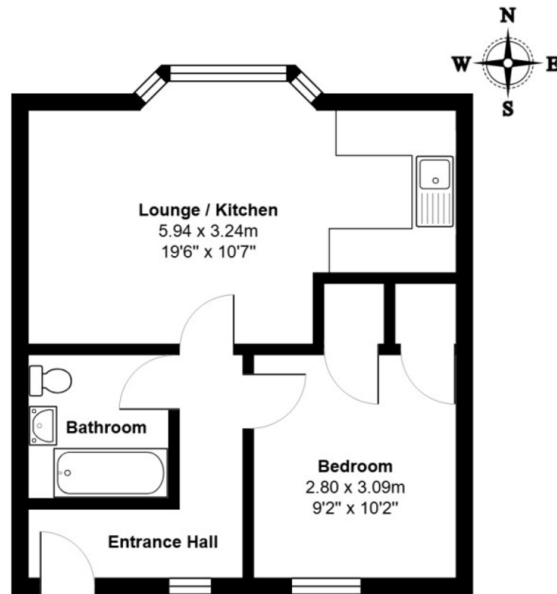
Double glazed window to front, wall mounted electric panel heater, wall mounted electric consumer unit, doors to.



## LOUNGE-KITCHEN-DINER

19' 6" x 10' 7" approx. (5.94m x 3.23m) Double glazed bay window to rear, wall mounted electric panel heater, modern base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill with inset electric hob and extractor over, under counter spaces for fridge and washing machine, metro style tiled splash backs, slate effect tiled floor in kitchen area and freshly laid carpet in lounge and dining area, BT Openreach point, television point.





Total Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>

### BEDROOM

9' 2" x 10' 2" approx. (2.79m x 3.1m) Double glazed window to front, wall mounted electric panel heater, built-in storage cupboard and built-in airing cupboard housing hot water tank.

### BATHROOM

Wall mounted electric heater, panel bath with mixer tap and shower attachment, pedestal hand wash basin, part tiled walls and tiled splash backs, marble tile effect flooring.

### OUTSIDE

Well kept communal gardens and resident carpark with allocated parking space, bike store and resident recycling area.

### LEASE DETAILS

Peppercorn Ground Rent - Currently £0 (2026-2027).

Service Charge - Approximately £984.38 PA (2026-2027).

Lease Remaining - Approximately 962 Years (999 from 1989).

### AGENTS NOTE - RELATED INTEREST

The seller is related to the selling agent.

### EAST SUFFOLK COUNCIL

Tax band A - Approximately £1,542.63 PA (2026-2027).

### NEAREST SCHOOLS (.GOV ONLINE)

Fairfield Infant primary and Felixstowe secondary.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer

to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

| Energy performance certificate (EPC)                       |                  |                     |                          |
|--|------------------|---------------------|--------------------------|
| Lesward Court<br>St Andrews Road<br>FELIXSTOWE<br>IP11 7SR | Energy rating    | Valid until:        | 30 March 2036            |
|  | <b>D</b>         | Certificate number: | 2911-1156-9002-0377-9002 |
| Property type  | Mid-floor flat   |                     |                          |
| Total floor area   | 39 square metres |                     |                          |



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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