



## 18 Beatrice Avenue, Felixstowe, IP11 9HA

**£295,000 LEASEHOLD (WITH SHARE OF FREEHOLD)**

Offering floor space of approximately 936 SqFt in size (87SqM) and occupying the entire ground floor of a two-storey building in an exceptionally popular and established location close to the main town centre, a purpose built two / three bedroom apartment with personal fully enclosed rear garden

Accommodation consists of an entrance porch, large entrance hallway, lounge with two windows overlooking the rear garden, fitted kitchen, two bedrooms, dining room / bedroom three, bathroom and separate WC.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Externally the apartment has its own fully enclosed rear garden whilst to the front aspect and to the left of the building from Beatrice Avenue is off street parking for at least two vehicle's with the potential for further parking if deemed necessary.

Beatrice Avenue is an exceptionally popular established tree lined avenue heading into town and leading to Felixstowe's main shopping parade in Hamilton Road and is ideal for access to shops, The Grove medical centre and public transport links.

Offered for sale with vacant possession, personal garden, parking, a 50% share in the Freehold and with the remainder of a 999 year lease (commencing 2017) the apartment is seemingly an ideal "bungalow alternative" and internal inspection is advised to appreciate the accommodation on offer

**COMPOSITE DOUBLE GLAZED ENTRANCE DOOR** Leading to :-

**ENTRANCE PORCH 3' 4" x 3' (1.02m x 0.91m)**

Tiled flooring, UPVC double glazed door leading to :-

**ENTRANCE HALLWAY 26' 6" x 7'5" max reducing to 3' 3" (8.08m x 0.99m)**

Radiator, tiled flooring, recessed LED spotlights, mains connected smoke detector, three wall lights, large built in understairs storage cupboard (8'5" max x 3' max), built in storage/airing cupboard, doors leading to :-

**LOUNGE 17' 6" x 10' 10" (5.33m x 3.3m)**

A large spacious room with two large UPVC double glazed windows each with four openings located overlooking the personal lawned enclosed rear garden, two radiators, four wall lights, UPVC double glazed door leading to outside.

**KITCHEN 11' 2" x 9'3" max reducing to 7' 9" (3.4m x 2.36m)**

Fitted and comprising a single drainer one and a half bowl sink unit with mixer taps and cupboard under, a range of fitted drawers, cupboards, units and work surfaces, four ring gas hob, Zanussi oven, stainless steel splashback, stainless steel extractor hood, plumbing for automatic washing machine, space for freestanding fridge/freezer, Potterton boiler serving domestic hot water supply and central heating, shelved pantry style cupboard, radiator, recessed LED spotlights, UPVC double glazed window to side aspect, part glazed door leading from side access.

**BEDROOM ONE 14' 2" max reducing to 12'4" x 11' 2" (4.32m x 3.4m)**

Radiator, two wall lights, fitted wardrobes, UPVC double glazed windows to front and side aspects.

**BEDROOM TWO/ 11' 2" max reducing to 9'4" x 10' 10" (3.4m x 3.3m)**

Built in wardrobes, radiator, UPVC double glazed window to side aspect.

**BEDROOM THREE/DINING ROOM 11' 2" x 11'2" max reducing to 10' (3.4m x 3.05m)**

Radiator, two wall lights, UPVC double glazed window to front aspect.

**SHOWER ROOM 7' x 4' 7" (2.13m x 1.4m)**

Part tiled wall surfaces, large walk-in shower cubicle, shower inset, wash hand basin, radiator, recessed LED spotlights, extractor fan, UPVC double glazed window to side aspect.

### SEPARATE WC 7' x 2' 6" (2.13m x 0.76m)

Low level WC, wash hand basin, radiator, recessed LED spotlights, UPVC double glazed window to side aspect.

### OUTSIDE

The property stands recessed from Beatrice Avenue beyond a brick wall with openings to each side. The left hand side from Beatrice Avenue is the parking area for 18 Beatrice Avenue, enabling off street parking for two vehicles and with the potential to further extend beyond grate/fence to enable additional parking if so desired.

The apartment has the unusual benefit of its own personal enclosed garden extending to approximately 37' in depth plus side recess x 35' in width. The garden is laid mainly to lawn, is enclosed by fencing and has side access via gate from front garden and also an integral brick store.

### TENURE

The apartment is sold with the benefit of a 50% share in the Freehold of the building (other 50% owned by first floor apartment) and with the benefit of the remainder of a 999-year lease commencing 2017

### SERVICE CHARGE / INSURANCE

The ground floor apartment will be responsible for 50% of the total cost of building insurance. As the only two apartments in the building are owned by the same vendor no service charge arrangement has previously been necessary although moving forward a reasonable charge will be agreed to cover any maintenance expenses.

### COUNCIL TAX - Band 'B'

Address: 18 Beatrice Avenue, FELIXSTOWE, IP11 9HA  
RRN: 0310-2494-6270-2997-2471







