



9 St. Johns Court, Princes Road, Felixstowe, IP11 7SG

PRICE £145,000 Leasehold – NO CHAIN

An excellent opportunity to acquire a delightful one-bedroom ground floor managed apartment for people the age of 60 years or above set in the popular St. Johns Court Development.

St. Johns Court is a popular retirement development offering a host of communal facilities including a resident's lounge with optional social events, laundry room, a resident house manager, landscaped communal gardens, resident parking and lift facility to all floors.

The development is conveniently located within close proximity to the town centre, seafront, church, library and GP surgery.

Apartment 9 is situated on the ground floor (close to the main entrance and manager's office), and has the benefit of a lounge with direct access onto the inner communal garden area.

The apartment benefits from one bedroom, a fitted kitchen, modern shower room, lounge/dining room and entrance hallway,

Heating is supplied in the form of electric radiators, and all windows are of double glazed construction.

Communal entrance door accessed via security entrance system leading to communal hallway. Apartment 9 is situated on the ground floor.

WOODEN ENTRANCE DOOR

Leading to :-

ENTRANCE HALL 11' 7" x 3' 7" (3.53m x 1.09m)

Electric radiator, built-in double width storage/airing cupboard, doors leading to each of bathroom, bedroom and also :-

LOUNGE 19' x 10' 7" (5.79m x 3.23m)

Electric radiator, electric fire with surround, TV and satellite point, patio doors leading onto inner garden area. Opening into :-

KITCHEN 8' 2" x 7' 6" (2.49m x 2.29m)

Comprising a single drainer sink unit with cupboard under, built-in four ring hob, extractor hood and oven. Fitted drawers, cupboards, units and work surfaces, space and plumbing for automatic washing machine, space for freestanding fridge/freezer.

BEDROOM 14' 4" reducing to 13' x 9' 4" (4.37m x 2.84m)

Built-in double width slide robe mirror fronted wardrobes, window overlooking inner garden area, satellite point.

SHOWER ROOM 7' 7" x 5' 10" (2.31m x 1.78m)

Suite comprising low level WC, hand wash basin, double width walk-in shower with electric shower and handrails, extractor fan.

OUTSIDE

The St. Johns Court development offers attractive communal gardens to both front, rear and inner aspects in addition to residents parking.

TENURE

Leasehold with the remainder of a 99-year lease commencing from 1988.

SERVICE CHARGE & GROUND RENT

We understand that the service charge for 2026/27 is £4154.75 per annum, to include buildings insurance, communal cleaning and electricity, gardening, water rates, the house managers salary and general maintenance of the building.

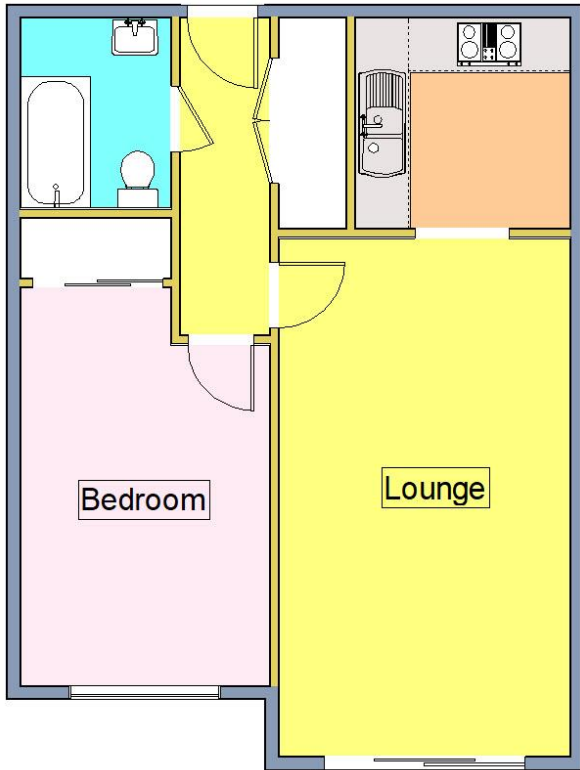
We also understand that the Ground Rent is £135.68 per annum (£67.84 paid twice a year).

COUNCIL TAX

Band 'B'







Address: 9 ST JOHNS COURT, PRINCES ROAD, FELIXSTOWE, FELIX...
 RRN: 9801-3901-5209-8520-3204

