



Rues Farm Road | | Felixstowe | IP11 9FZ

40% Shared ownership £104,000

NICHOLAS
— ESTATES —

Rues Farm Road |
Felixstowe | IP11 9FZ
40% Shared ownership £104,000

****40% SHARED OWNERSHIP**** A well presented two bedroom terraced house situated on the Laureate Field development situated in Old Felixstowe. The property is being offered with 40% shared ownership, with the opportunity to staircase to 100% ownership. The accommodation comprises, entrance hall, downstairs cloakroom, kitchen and lounge/diner. The first floor offers two double bedrooms and the bathroom. The property benefits two off road parking spaces, fully enclosed rear garden, gas fired central heating via radiator and uPvc double glazed windows and doors.

- 40% Shared Ownership
- Opportunity to Staircase to 100%
- Two Double Bedrooms
- Lounge/Diner
- Fully Enclosed Rear Garden
- Walking Distance To The Sea

Agents Note

Monthly rent - £475.1

Monthly Service Charge - £48.58

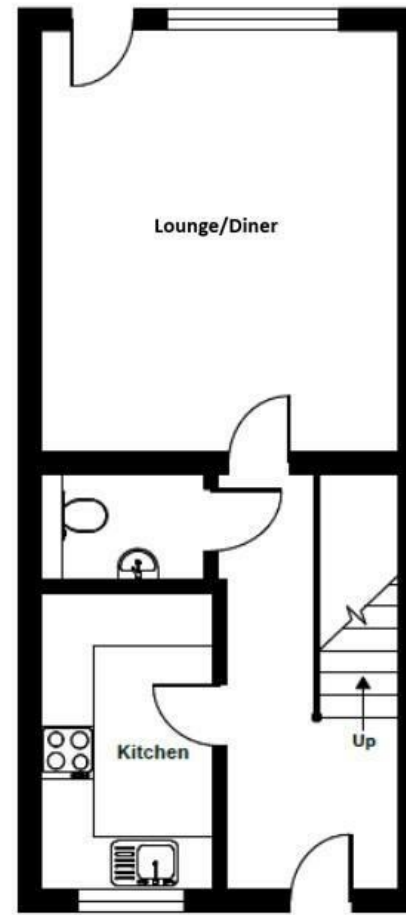
Total Monthly Charge - £523.68 plus mortgage required for 40% share

Leasehold - 250 years - 246 years remaining

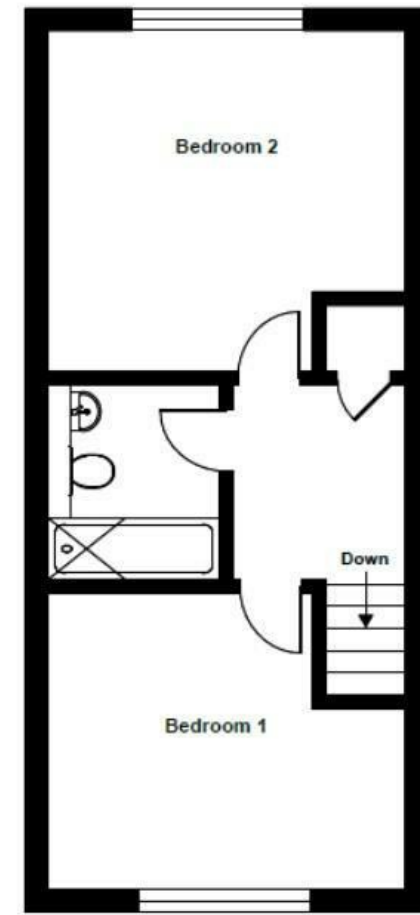


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GROUND FLOOR



FIRST FLOOR

Council Tax Band **B** EPC Rating **B**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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