



12a Trevose, Cobbold Road, Felixstowe, IP11 7JF

£175,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A first floor two-bedroom apartment in this sought-after, well-maintained purpose-built development close to the town centre and sea front. This apartment has a garage en bloc. The property benefits from having a long lease and a share of the freehold. The apartment is being sold chain free.

COMMUNAL ENTRANCE HALL

Stairs to the first floor.

HALL

There is a walk in storage cupboard in the hall.

LIVING ROOM (S&W)

18' 3" x 11' 9" (5.56m x 3.58m) A well proportioned light room with double aspect windows. There are a radiator and a night storage heater in this room.

KITCHEN (W)

11' x 7' 3" (3.35m x 2.21m) Fitted with a range of wall and base units and a stainless-steel sink unit with single drainer. Appliances include a Siemens hob and oven. There is plumbing for both a washing machine and tumble dryer. The Viessman balanced flue gas fired boiler is in the kitchen and there is a radiator as well.

BEDROOM (E)

12' x 11' 6" (3.66m x 3.51m) This double bedroom faces East so benefits from the morning sun. There are fitted wardrobes along one wall and a built-in shelved cupboard. There is also a radiator in this room.

BEDROOM (E)

10' 6" x 8' 9" (3.2m x 2.67m) Another Easterly facing bedroom benefitting from the morning sun. There is a radiator in this bedroom.

SHOWER ROOM (E)

8' 3" x 6' 3" (2.51m x 1.91m) Fitted with a three-piece suite comprising shower, vanity unit with inset wash basin and low-level WC. There is radiator in the shower room.

GARAGE EN BLOC

17' x 8' 4" (5.18m x 2.54m) With up and over front door.

THE LEASE

The remainder of a 999-year lease from 1979. This apartment also owns a share of the freehold.

SERVICE CHARGE

£1,300.00 per annum. £650.00 payable every six months.

GROUND RENT

Not applicable - this apartment owns a share of the freehold.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (76) with a potential of C (76) which is valid until December 2035

COUNCIL TAX BAND

B

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

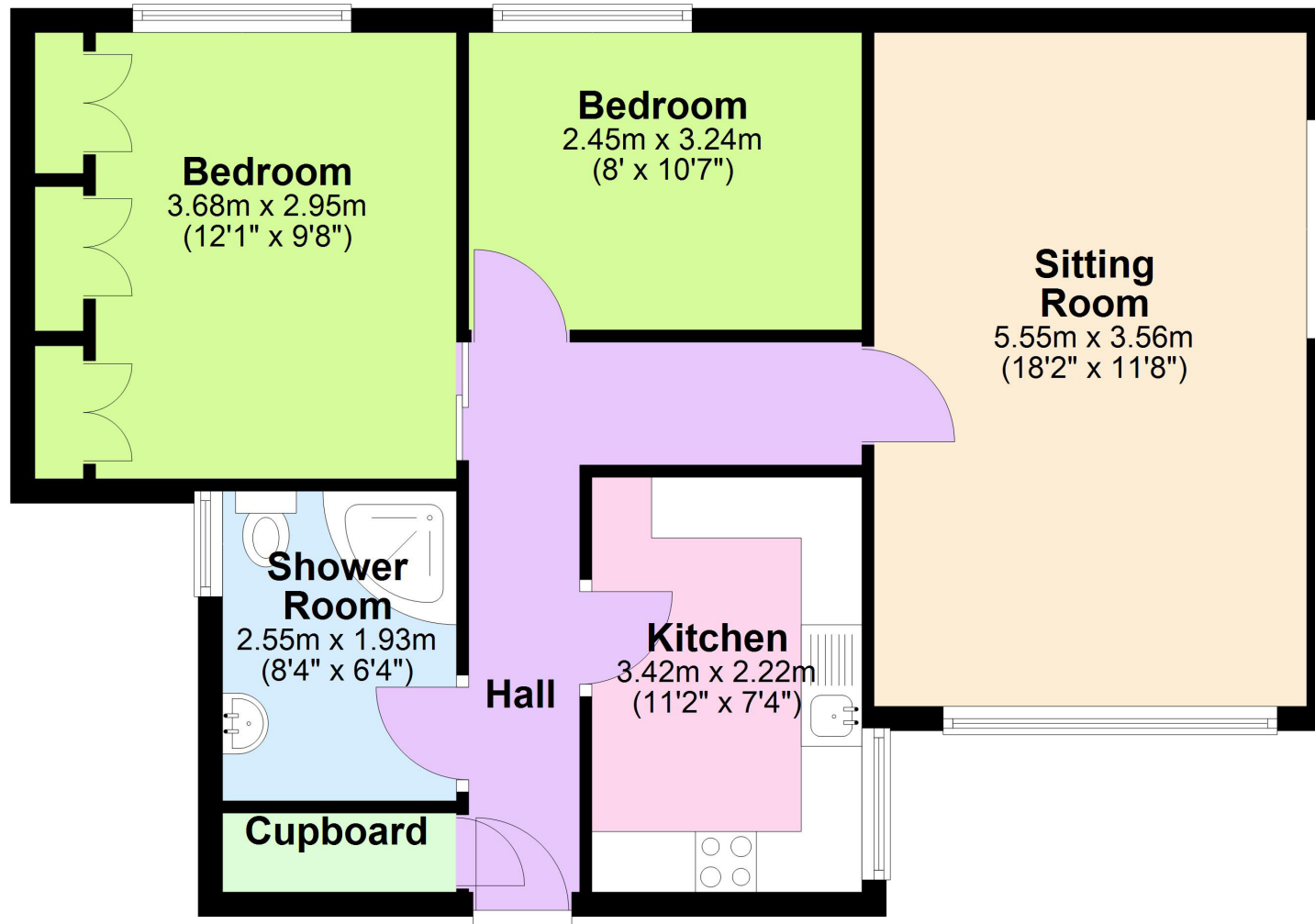
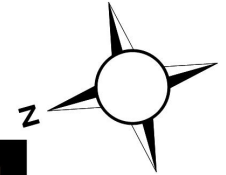
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





Approx. 63.2 sq. metres (680.7 sq. feet)



Total area: approx. 63.2 sq. metres (680.7 sq. feet)