



**Flat 1, 29 Felix Road, Felixstowe, IP11 7JD**

**£110,000 LEASEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

An excellent opportunity for first-time buyers to step onto the property ladder or for investors seeking a fantastic addition to their portfolio. Ideally situated within easy walking distance of the town centre and the beach, this well-presented one-bedroom ground floor apartment offers the perfect combination of convenience and coastal living. The property benefits from electric heating via storage heaters and dedicated off-road parking space. For added peace of mind, the current owner has recently extended the lease by a further 90 years, providing long-term security and enhancing the property's appeal.

**LOUNGE**

3' 65" x 3' 57" (2.57m x 2.36m)

**KITCHEN**

3' 31" x 2' 51" (1.7m x 1.91m)

**BEDROOM**

2' 97" x 3.44' (3.07m x 0.91m)

**BATHROOM**

**ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is a D (75) with potential of C (75) which is valid until June 2036

**COUNCIL TAX BAND**

A

**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**

**DIAMOND MILLS & CO. (01394) 282281.**



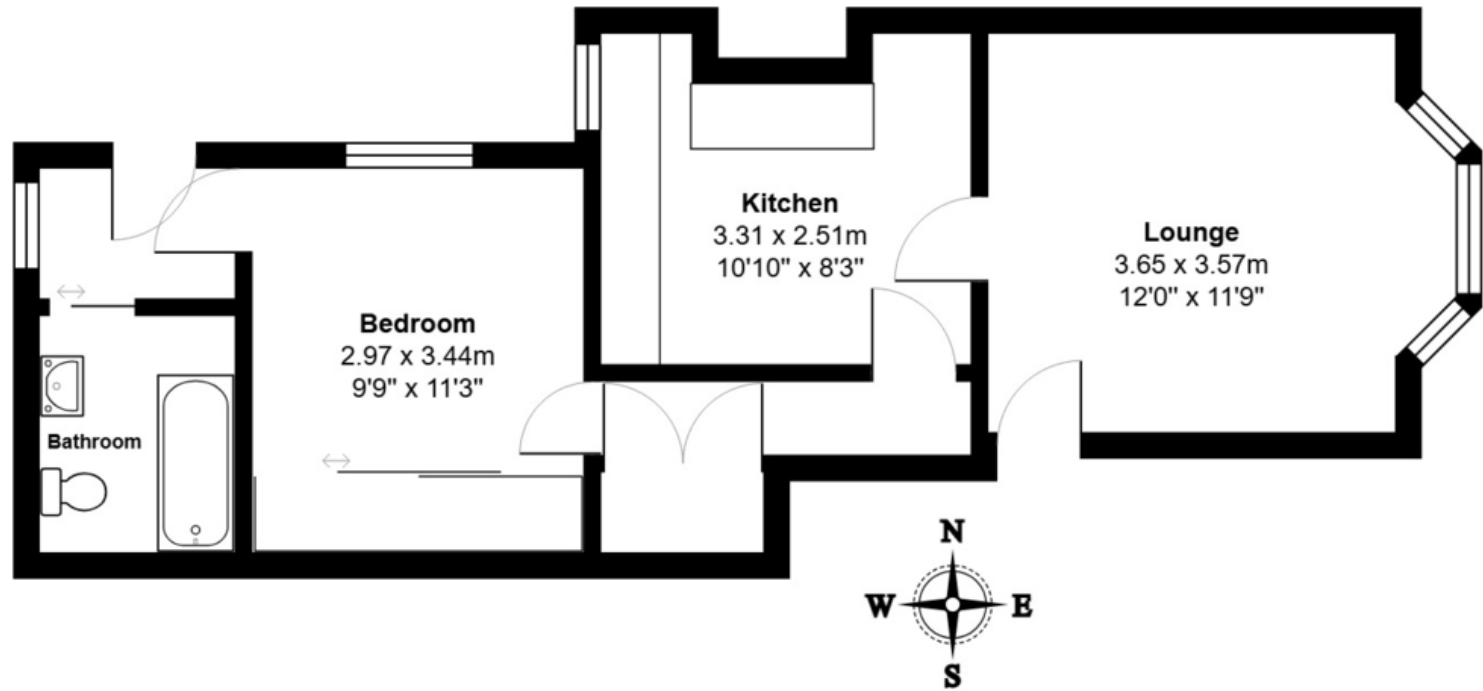


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Total Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>