



Pownall Road | | Ipswich | IP3 0DN

Guide Price £90,000

NICHOLAS
— ESTATES —

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Over 55's | Top Floor Apartment | Permit Parking and Visitor
Parking | Wrap Around Terrace with Marina Views |

- Over 55's development
- Set Back Marina Views
- Permit Parking, and Visitor
Parking
- Underfloor Heating
- Wrap Around Terrace
- Top Floor
- Communal facilities at
Ground Floor level.

Kitchen

29'0"x26'3"x0'0" (32.31x29.26x0.00)

Fitted units and worktops, Built in Oven, Hob and Extractor, Space and plumbing for washing machine and dishwasher.

Bedroom 1

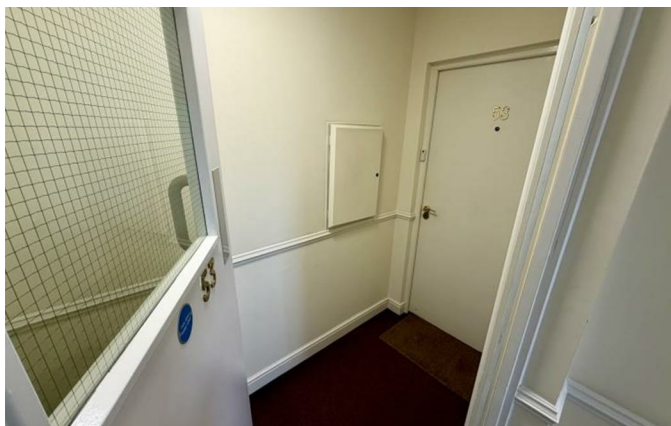
47'7"x36'11"x0'0" (53.04x41.15x0.00)

Side access door onto wrap around terrace, carpet flooring, rear aspect window, underfloor heating, and access into.

Bedroom 2

52'6"x28'8"x0'0" (58.52x32.00x0.00)

(Maximum Measurement - Irregular Shape Room) Front aspect window with views through to the marina, carpet flooring, and underfloor heating.



Beagle are pleased to bring to the market, this 2 bedroom 4th floor (Top Floor) apartment located on Pownall Road within the Over 55's Development. The personal accommodation comprises of internal lobby, entrance hallway, Lounge with French Doors onto W



Living Room

43'6"x33'8"x0'0" (48.46x37.49x0.00)

Front aspect window, with french doors onto wrap around terrace showcasing marina views. carpet flooring, underfloor heating.

Bathroom

0'7"x0'6"x0'0" (2.22x1.70x0.00)

Side aspect window, Panel bath with shower over, and shower screen, W/C, Hand wash basin, and heater.

Outside

Wrap around terrace from Living room, across to Bedroom one, with small decked area outside living area. Views set back from the marina, and west facing. There is a residential parking permit included in the fee's as well as visitor parking permit.

Hall

Secure communal entrance, Access for residents to Communal lounge, Kitchen, Conservatory, Kitchen and Laundrette. Lift and stairs to all floors. Inner Lobby, and hallway into the apartment, with emergency alarm, intercom phone, and doors to all areas of accommodation.

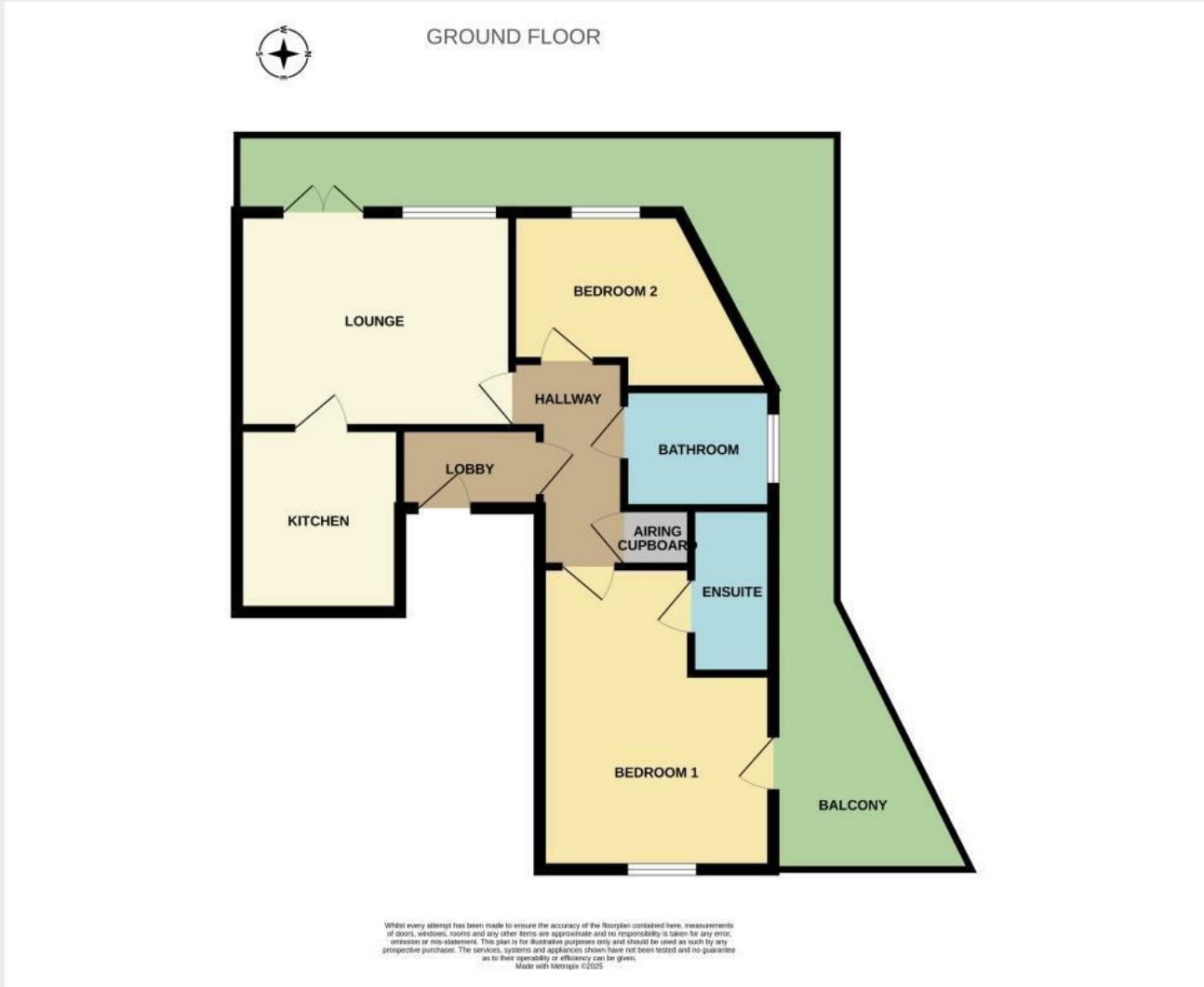
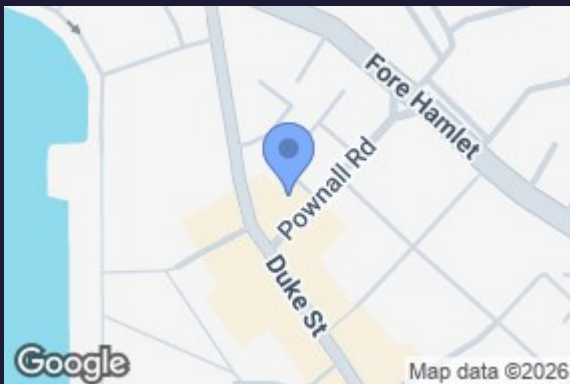
En Suite

0'8"x0'4"x0'0" (2.42x1.19x0.00)

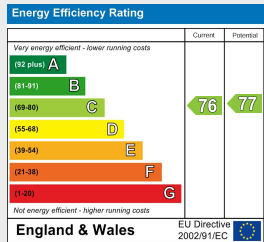
Shower Cubicle, with mains shower, Wc, Wash Basin, extractor fan, and heater.

Agents Note

Please be advised that the Leasehold Charges displayed are accurate at the time of initial marketing, based on information provided by the seller, and are subject to fluctuate. Please make further enquiries to ensure you are satisfied before making any financial commitments. Service Charge Figure covers the cost of; Water Rates Access to communal facilities (Lounge/Dining area/Kitchen/Laundrette) Resident and Visitor Parking Permit Lift Maintenance Communal area Upkeep (Decoration/Lighting/Heating) 24 Hour Emergency Care Line The building insurance is a separate charge of circa £363 per annum.



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



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