



Flat 6 Beacon House, High Road West, Felixstowe, IP11 9GF

£160,000 LEASEHOLD

Located a short distance away from Felixstowe town centre and train station, forming part of the old Police Station conversion is this well presented one bedroom ground floor apartment.

In addition the apartment benefits from its own private entrance door, allocated off road parking and an open plan lounge/dining/kitchen space.

The conversion was completed in 2024 to a high specification and is located a short distance away from Felixstowe town centre and train station.

The accommodation in brief comprises open plan lounge/dining/kitchen space, bedroom and shower room, windows are of double glazed construction and heating is supplied in the form of modern electric radiators.

Being seemingly ideal for a first time buyer or buy to let investor a viewing is highly recommended to appreciate the accommodation on offer.

Apartment 6 is located on the ground floor and has its own personal entrance door opening into :-

OPEN PLAN LOUNGE/DINING/KITCHEN SPACE 22' 2" x 13' 7" (6.76m x 4.14m)

Laminate flooring, electric radiator, TV point, two windows to front aspect.

The kitchen has fitted worktops with matching upstand, fitted handleless storage units above and units and drawers below, composite sink unit with mixer tap and single drainer, space and plumbing available for washing machine, integrated fridge/freezer, integrated electric oven with four ring induction hob and cooker hood above, cupboard housing hot water cylinder.

INNER HALLWAY

Laminate flooring and doors to :-

BEDROOM 12' 10" x 10' 5" (3.91m x 3.18m)

Laminate flooring, electric radiator, two obscured windows to rear aspect.

SHOWER ROOM 9' 6" x 3' 11" (2.9m x 1.19m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, walk in shower enclosure with twin shower over and tiled surround, heated towel rail, extractor.

OUTSIDE

The apartment benefits from one allocated off road parking space, there is also a communal bin store and communal bike store.

TENURE - LEASEHOLD

Remainder of 150 year lease from 2023.

SERVICE CHARGE

We understand from the current owner that the service charge is approximately £552 p.a.

COUNCIL TAX

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
39-54	E		
21-38	F		
1-20	G		



