



Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £300,000

NICHOLAS
— ESTATES —

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Introducing this spacious ground floor 2-bedroom apartment, offering generous living space and modern features throughout. The apartment measures approx. 880 square feet. The accommodation comprises, entrance hall, utility room, open plan bay fronted living area/kitchen, bay fronted main bedroom with en-suite shower room, bedroom two and bathroom. The property benefits its own private entry door, gas fired central heating and under floor heating to the bathroom and en-suite.

- Town Centre Location
- 10 Minute Walk To The Beach
- Two Bedrooms
- En-Suite To Master
- Allocated Parking Space
- 10 Year Advantage AHCI Builders Warranty

Entrance Hall

Front aspect double glazed door, two side aspect double glazed window, fitted carpet, storage cupboard and doors to:

Bedroom 1

13'1" x 10'1" excluding bay (3.99m x 3.07m excluding bay)
Front aspect double glazed bay window, side aspect double glazed window, fitted carpet, radiator and door to:



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En-Suite

Low level flush WC, hand wash basin, tooth brush charger, paneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, under floor heating and extractor fan.

Bedroom 2

15'1 x 9'3 (4.60m x 2.82m)

Double glazed window to side aspect, fitted carpet and radiator.

Bathroom

Low level flush WC, hand wash basin, tooth brush charger, paneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, under floor heating and extractor fan.

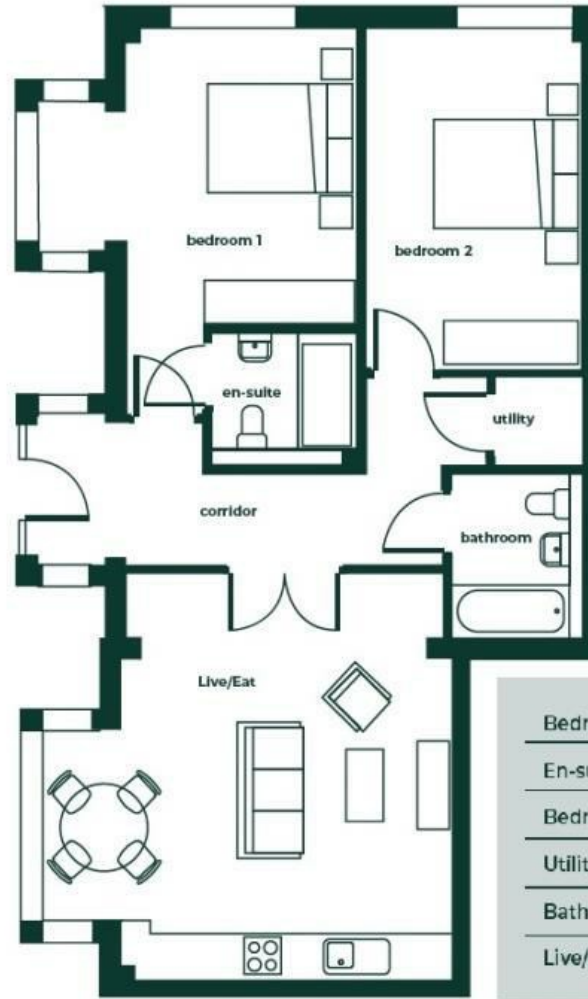
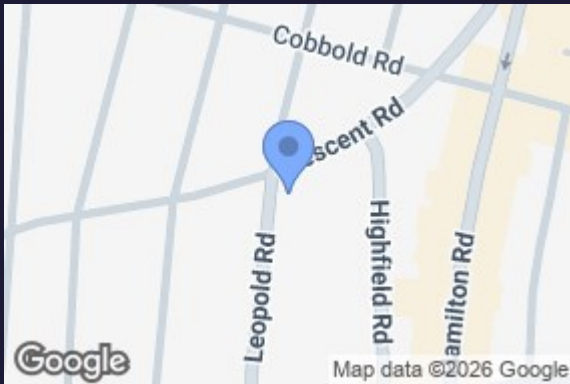
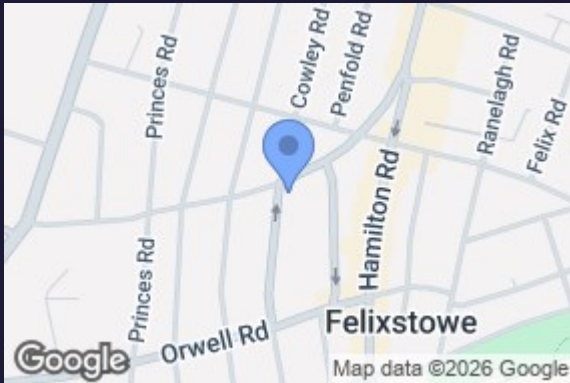
Kitchen/ Living Room

18'34 x 18'60 max x 14'7 min (5.49m x 5.49m max x 4.45m min)

Front aspect double glazed window, part carpet and wood effect vinyl flooring, two radiators, worksurface, base units with space and plumbing for a washing machine, integrated fridge/ freezer, electric oven and hob with extractor fan above, stainless steel one and a half bowl sink and drainer and enclosed gas fired combination boiler

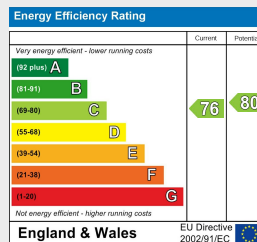
Agents Note

Leasehold - 999 year lease - Service Charge - £982.08 per annum - 10 Year Structural Warranty Provided



Bedroom 1	4.3m x 4.0m	13'1" x 14'1"
En-suite	1.9m x 1.8m	6'2" x 5'9"
Bedroom 2	2.9m x 4.6m	9'5" x 15'0"
Utility	1.1m x 1.1m	3'6" x 3'6"
Bathroom	1.8m x 2.2m	5'9" x 7'2"
Live/Eat	5.7m x 5.6m	18'7" x 18'3"

Council Tax Band **New Build** EPC Rating **C**



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