



Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £290,000

NICHOLAS
— ESTATES —

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Introducing this spacious first floor 2-bedroom apartment offering generous living space and modern features throughout. The apartment measures approx. 812 square feet. The accommodation comprises, entrance hall, open plan living area/kitchen, two double bedrooms and bathroom. The property further benefits, gas fired central heating, video phone entry system and an allocated parking space.

- Town Centre Location
- 10 Minute Walk To The Beach
- Allocated Parking Space
- Two Bedrooms
- First Floor Apartment
- 10 Year Advantage AHCI Builders Warranty

Communal Entrance

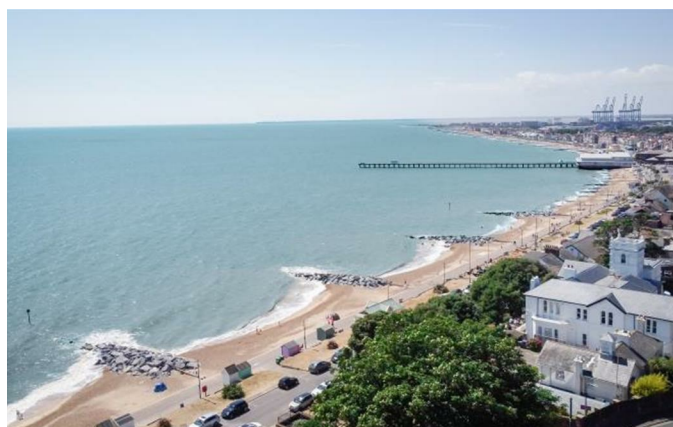
Front aspect double glazed door, radiator, stairs up to individual apartments and lift.

Entrance hall

Fitted carpet, radiator, storage cupboard and doors to:

Bedroom One

Front aspect double glazed bay window, fitted carpet and radiator.



Introducing this spacious first floor 2-bedroom apartment offering generous bay fronted living space and modern features throughout. The apartment measures approx. 812 square feet.



Bedroom Two

Front aspect double glazed bay window, 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.

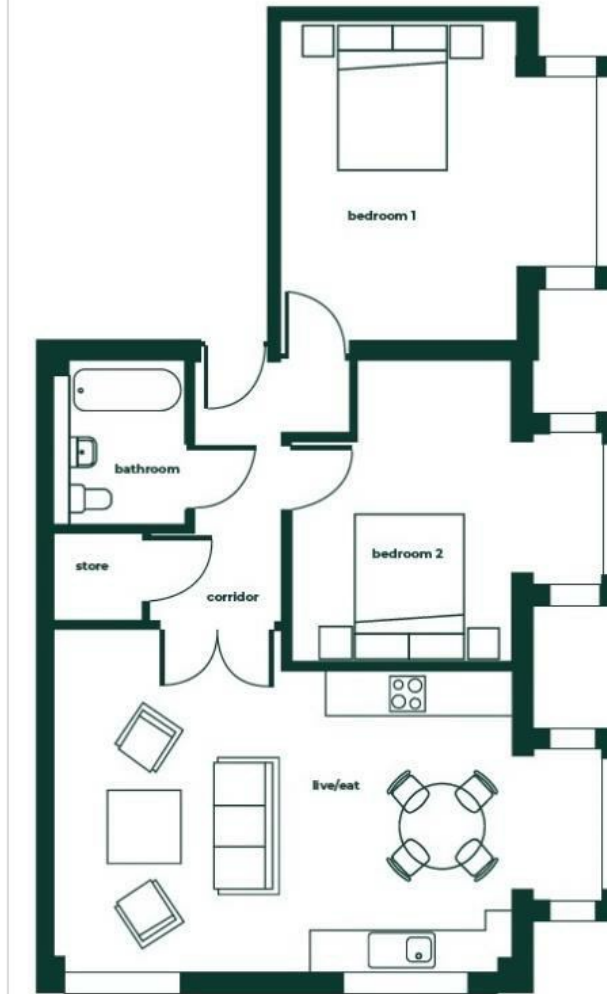
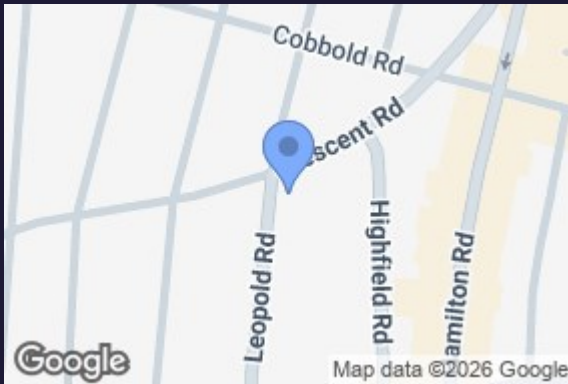
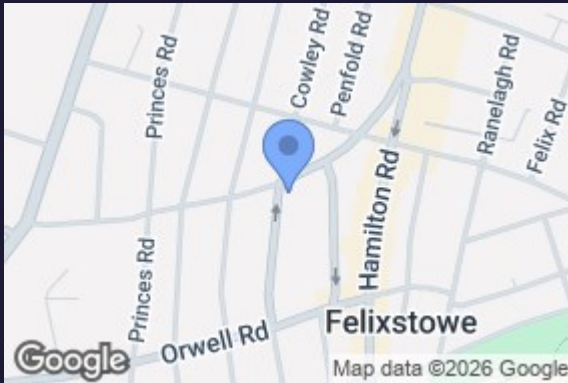
Kitchen/ Living Room

20'6 excluding bay x 13'3 (6.25m excluding bay x 4.04m)

Two side aspect double glazed windows, front aspect double glazed bay window, part carpet, part wood effect vinyl flooring, two radiators, worksurface with cupboards and drawers below, integrated fridge/ freezer, electric oven and hob with extractor fan above, stainless steel one and a half bowl sink and drainer, space and plumbing for a washing machine and enclosed gas fired boiler.

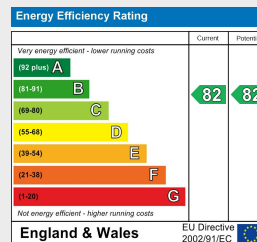
Agents Note

Leasehold - 999 year lease Service Charge - £2005.57 per annum - 10 Year Structural Warranty Provided



Bedroom 1	4.2m x 4.3m	13'7" x 14'1"
Bathroom	1.7m x 2.2m	5'5" x 7'2"
Bedroom 2	4.2m x 4.1m	13'7" x 13'4"
Live/Eat	6.2m x 4.1m	20'3" x 13'4"

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



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