

St. Johns Court | | Felixstowe | IP11 7SG

Guide Price £100,000

NICHOLAS
ESTATES

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A second floor one bedroom retirement flat in the over 60's development of St Johns Court, conveniently situated for access to the town centre and sea front.

- No Onward Chain
- Walking Distance To Town Centre & Sea Front
- Communal Gardens
- Second Floor Apartment
- Over 60's Development

## Kitchen

26'6"x24'4"x0'0" (29.57x27.13x0.00)

Vinyl floor, work surface, stainless steel sink and drainer, eye level oven, electric hob, wall and base units and space for fridge/ freezer.

## Bedroom

46'6"x30'4"x0'0" (51.82x33.83x0.00)

Rear aspect Velux window, night storage heater, carpet and built-in wardrobe.







A second floor one bedroom retirement flat in the over 60's development of St Johns Court, conveniently situated for access to the town centre and sea front. The accommodation comprises, entrance hall, bathroom, double bedroom with built in wardrobe, l







## Lounge

61'6"x34'5"x0'0" (68.58x38.40x0.00)

Rear aspect double glazed window, carpet, night storage heater, emergency pull cord and open:

## Bathroom

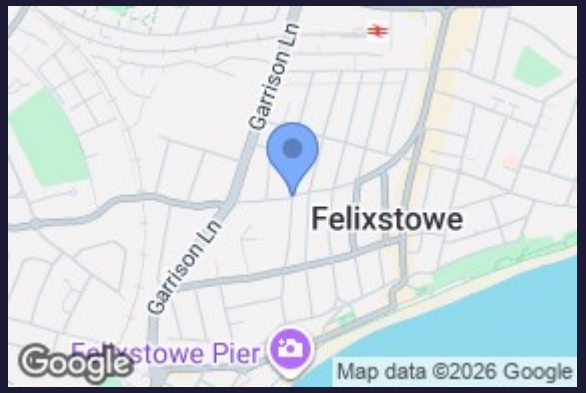
Low level flush WC, hand wash basin, paneled bath, tiled walls, vinyl floor, heated towel rail and fan heaters and extractor fan.

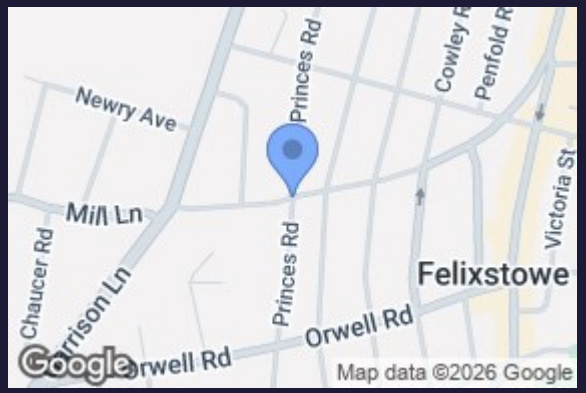
## Entrance Hall

Front door, wood effect floor, night storage heater, airing cupboard, alarm pull cord and doors to:

## Agents Note

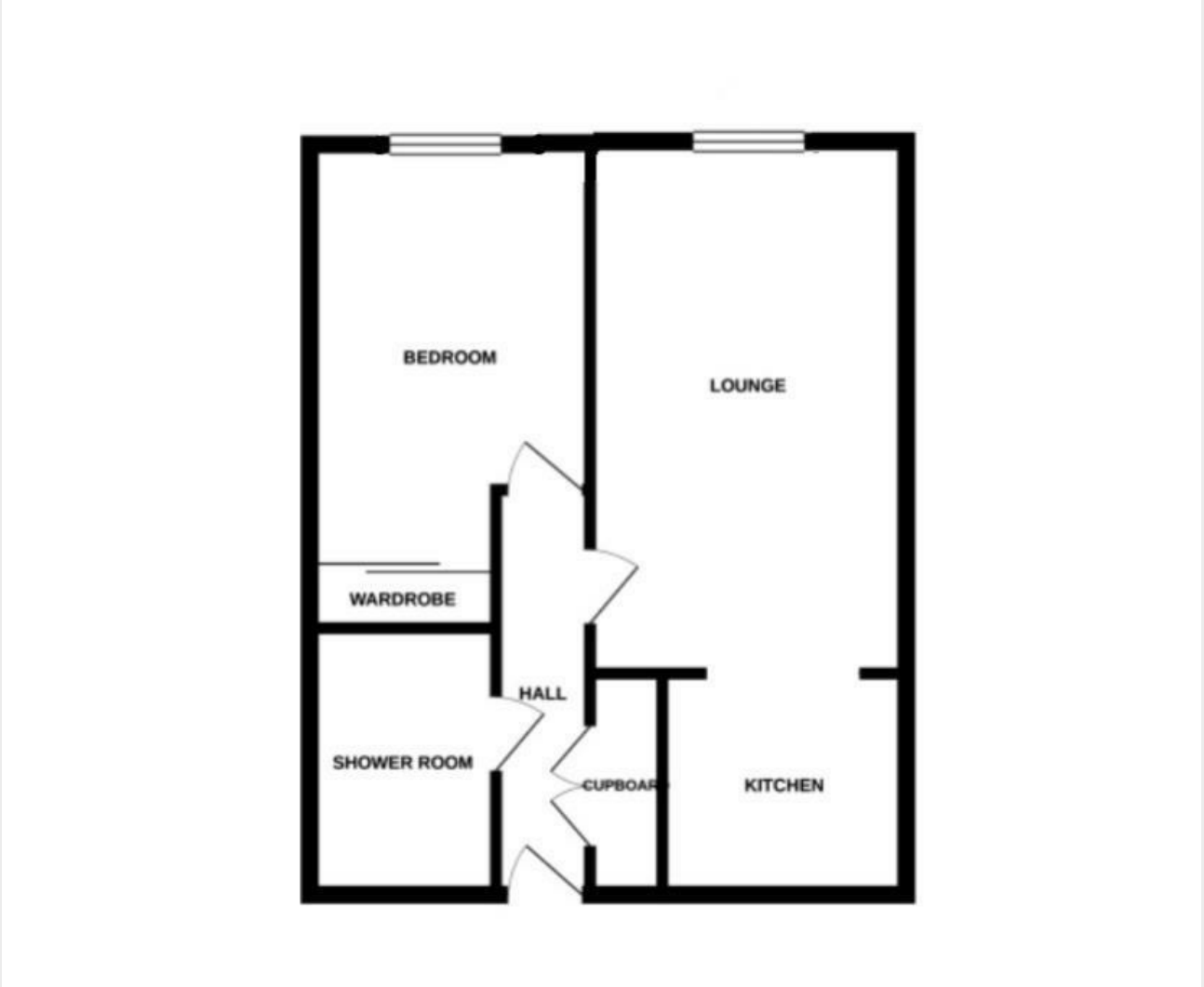
Leasehold - 99 years from 1989 - 63 years remaining.Service Charge: TBCGround Rent: TBC



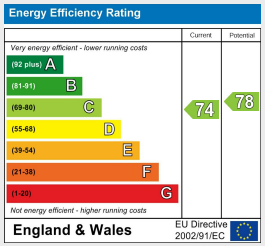







Council Tax Band **B**

EPC Rating **C**




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