



Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £325,000

NICHOLAS
— ESTATES —

Leopold House | Leopold Road
Felixstowe | IP11 7NP
Guide Price £325,000

Introducing this spacious first floor 3-bedroom apartment offering generous bay fronted living space and modern features throughout. The apartment measures approx. 900 square feet. The accommodation comprises, entrance hall, main bedroom with steps down to the en-suite shower room, two further bedrooms, bathroom and an open plan living/kitchen area.

- Three Double Bedrooms
- En-Suite Shower Room
- Allocated Parking Space
- 10 Minute Walk To The Beach
- 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 and doors to:



Introducing this spacious first floor 3-bedroom apartment offering generous bay fronted living space and modern features throughout. The apartment measures approx. 900 square feet.



Living/Kitchen Area

19'6 x 15'5 max x 10'6 min (5.94m x 4.70m max x 3.20m min)

Front aspect double glazed bay window, front aspect double glazed window, part fitted carpet and part wood effect vinyl flooring, two radiators, enclosed gas fired boiler, worksurface with cupboards and drawers below, integrated fridge/ freezer, electric oven and hob with extractor hood above, and space and plumbing for a washing machine.

Bedroom One

12'8 x 8'6 (irregular shape) (3.86m x 2.59m (irregular shape))

Side aspect double glazed window, fitted carpet, radiator, recessed storage area and door to:

En-Suite

Rear aspect double glazed window, low level flush WC, hand wash basin, tooth brush charger, walk-in shower with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls and under floor heating.

Bedroom Two

12'8 x 11'0 (3.86m x 3.35m)

Two rear aspect double glazed windows, fitted carpet and radiator.

Bedroom Three

12'8 x 9'5 (3.86m x 2.87m)

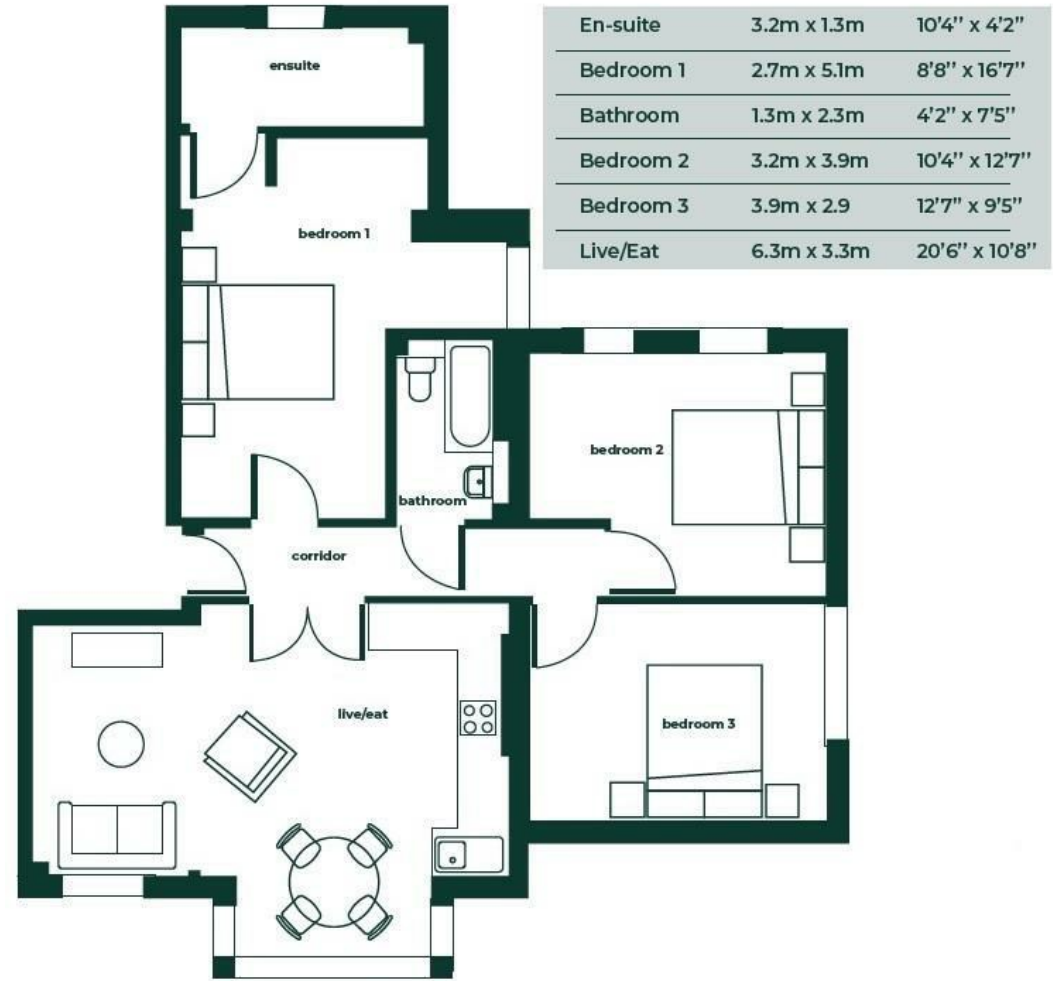
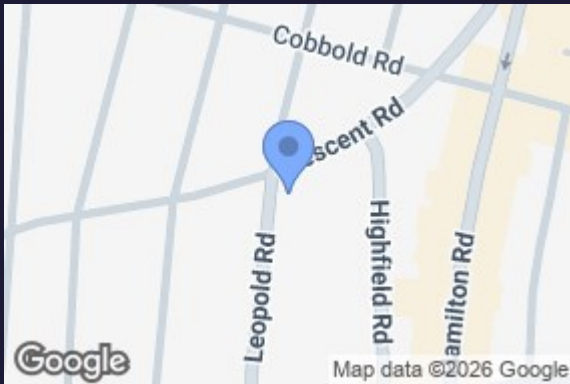
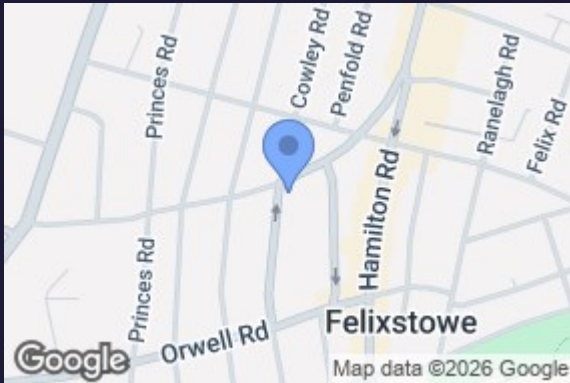
Side aspect double glazed window, radiator and fitted carpet.

Bathroom

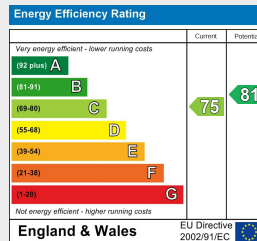
Low level flush WC, hand wash basin, tooth brush charger, paneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, extractor fan and under floor heating.

Agents Note

Leasehold - 999 year lease - Service Charge - £2197.03 per annum - 10 Year Structural Warranty Provided



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



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk