



Harvest House Cobbold Road | | Felixstowe | IP11 7SP

Guide Price £110,000

NICHOLAS
— ESTATES —

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A second floor, one double bedroom, over 55's retirement flat situated in the imposing Harvest House development.

- Over 55's Development
- One Double Bedroom
- No Onward Chain
- Grounds Overlooking the Sea
- Secure Entry System

Kitchen

35'0"x24'1"x0'0" (39.01x26.82x0.00)

Rear aspect sash window with secondary glazing, wood effect vinyl flooring, eye level oven and microwave oven, space washing machine and slimline dish washer, wall and base units and work surface with sink & drainer.

Bedroom

50'0"x43'2"x0'0" (55.78x48.16x0.00)

Three rear aspect sash windows, carpet, night storage heater and built in wardrobes.



A second floor, one double bedroom, over 55's retirement flat situated in the imposing Harvest House development. The accommodation comprises, communal entrance, with lift and stairs leading to the 2nd floor, hallway, kitchen, bathroom, dining area, lo



Lounge

57'2"x34'9"x0'0" (63.70x38.71x0.00)

Side aspect sash window with secondary glazing, carpet and night storage heater.

Bathroom

Rear aspect sash window with secondary glazing, bidet, low level flush w/c, hand wash basin, vinyl flooring, electric heated towel rail and panelled bath with shower over.

Outside

Harvest House grounds are accessible to all residents, with elevated seating to enjoy the views of the sea, rose gardens, generous seating area, a wealth of mature flower beds and shrubbery, putting green and a BBQ area. Also benefits an allocated parking space.

Dining Area

50'4"x27'4"x0'0" (56.08x30.48x0.00)

Rear aspect sash window with secondary glazing, carpet, night storage heater and open to;

Communal Hall

Secure entry system provides access to a grand entry hall with stairs and a lift to the flat, on the 2nd floor.

Hallway

Entry door, wood laminate flooring, night storage heater, airing cupboard, doors to;

Agents Note

Please be advised probate has been applied for but not yet granted. Lease extended in 2009 - 983 years remaining. Service Charge - Twice yearly - £2196 inc water. Ground Rent - Twice Yearly - £50.



Total Area: 75.9 m² ... 817 ft²

Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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