



**6 Graham Court, Hamilton Gardens, Felixstowe, Suffolk, IP11 7ES**

**£275,000 SHARE OF FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

Situated in the sought-after Hamilton Gardens area of Felixstowe, this well-presented two-bedroom second floor apartment enjoys stunning sea views.

The accommodation comprises of a welcoming entrance hallway, fitted kitchen, spacious lounge, two well-proportioned bedrooms and a family bathroom. Large windows allow plenty of natural light to flood the apartment, while the elevated position provides attractive outlooks towards the sea, making the lounge and main bedroom an ideal space to relax and unwind. Further benefits include allocated parking and a garage, providing valuable convenience and additional storage. Ideally positioned within easy reach of Felixstowe seafront, the town centre and transport links, this charming apartment perfectly combines coastal living with everyday practicality. New carpets are being fitted this month.

#### **ENTRANCE HALL**

3' 6" x 19' 0" (1.07m x 5.79m)

#### **KITCHEN**

7' 6" x 12' 5" (2.29m x 3.78m)

#### **LIVING ROOM**

17' 5" x 14' 1" (5.31m x 4.29m)

#### **BEDROOM 1**

14' 2" x 13' 9" (4.32m x 4.19m)

#### **BEDROOM 2**

14' 2" x 13' 9" (4.32m x 4.19m)

#### **BATHROOM**

7' 6" x 6' 4" (2.29m x 1.93m)

#### **OUTSIDE**

To the rear the the property there is a parking area and garage.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (72) with a potential of B (81) which is valid until April 2027.

#### **COUNCIL TAX BAND**

B

#### **SERVICE CHARGE**

£1032 pa

#### **YEARLY INSURANCE**

£282.16

#### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

#### **VACANT POSSESSION ON COMPLETION**

#### **VIEWING**

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**

**DIAMOND  
MILLS**

*Established 1908*



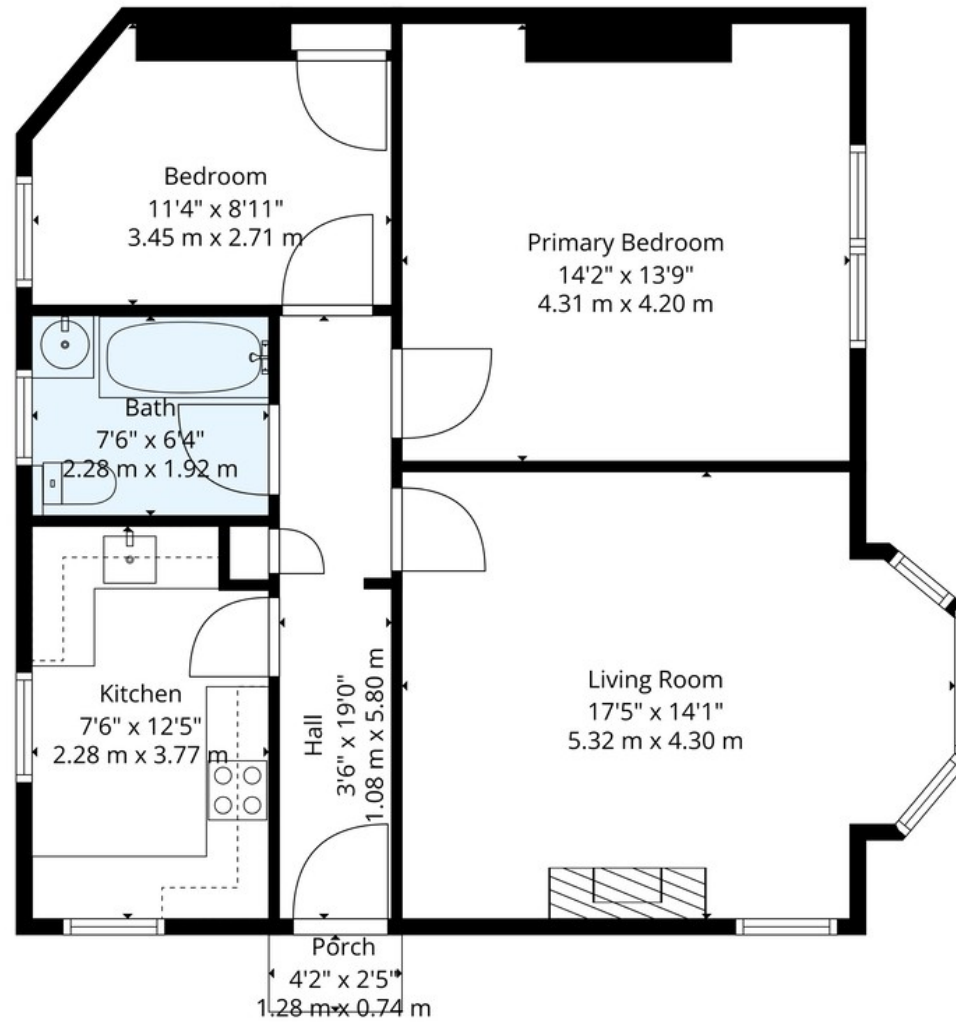


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



[www.diamondmills.co.uk](http://www.diamondmills.co.uk) E-mail: [sales@diamondmills.co.uk](mailto:sales@diamondmills.co.uk)





**DIAMOND  
 MILLS**  
*Established 1908*

**TOTAL: 748 sq. ft, 69 m2**  
 1st floor: 748 sq. ft, 69 m2  
 EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m2, WALLS: 55 sq. ft, 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.