



£176,000

Holmhill Drive, Old Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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01394 275276



£176,000

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Wainwrights presents this spacious one-bedroom first-floor apartment, built by Generator Group in 2020. The property features a generous open-plan kitchen/living area with integrated appliances and access to a private east-facing balcony, perfect for alfresco dining and enjoying the morning sunshine. Further benefits include a well-proportioned double bedroom, contemporary bathroom, excellent storage, secure video entry system.

Entrance Hallway *2.90m x 1.14m (9' 6" x 3' 9")*

A wooden multipoint-locking entrance door with spyhole opens from the communal hallway. Engineered wood flooring, feature ceiling light, video entry system, radiator and a large storage cupboard housing the internet connections and modern electrical consumer unit. Doors lead to the bathroom, bedroom and open-plan kitchen/living area.

Kitchen/diner and living room *5.95m x 4.10m (19' 6" x 13' 5")*

A spacious open-plan room offering ample space for sitting and dining furniture. A UPVC double-glazed door with an adjoining window opens onto the private balcony. Engineered wood flooring, radiators and a feature light fitting to the living area. The contemporary kitchen is fitted with contrasting wall and base units, grey wood-effect laminate work surfaces and an inset one-and-a-half-bowl stainless-steel sink. Integrated appliances include a Bosch four-ring ceramic electric hob, Bosch oven, washing machine, tumble dryer, Zanussi dishwasher and fridge/freezer. Further features include a cooker hood, ceiling spotlights and extractor fan.

Bedroom *4.20m x 3.70m at widest and deepest (13' 9" x 12' 2")*

A generously sized double bedroom, currently accommodating a king-size bed, with a UPVC double-glazed window to the rear aspect, radiator, carpet and a ceiling fan incorporating a light.

Bathroom *2.14m x 2.01m (7' x 6' 7")*

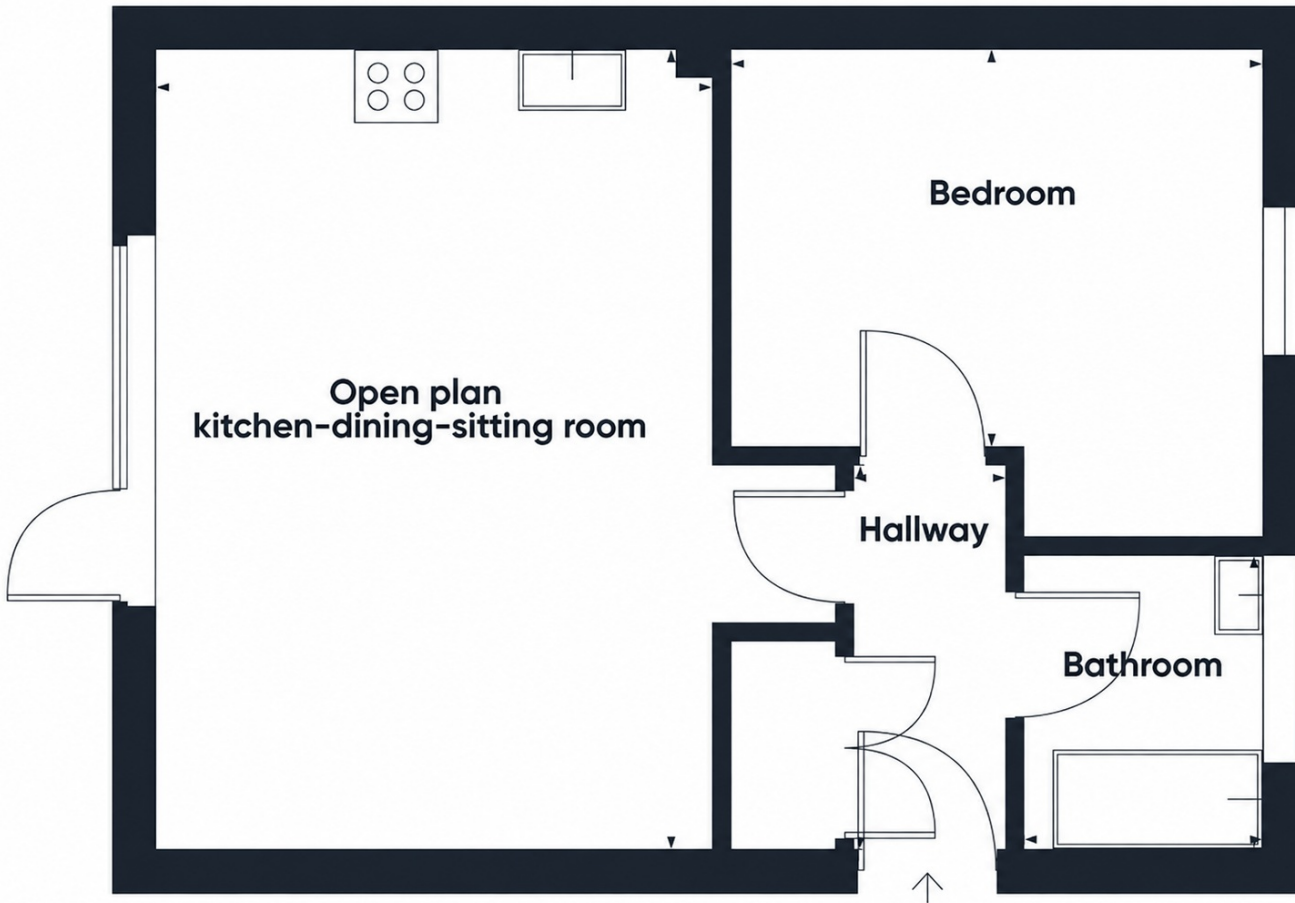
Obscure UPVC double-glazed window to the rear aspect, grey wood-effect laminate flooring and a chrome electric heated towel rail. Panelled bath with glazed chrome shower screen, rainfall showerhead and separate handheld attachment. The thermostatic shower controls are conveniently positioned at the entrance to the bath, allowing the temperature to be adjusted before entering. Built-in wash hand basin with quartz worktop, concealed-cistern WC, large wall-mounted mirror, ceiling spotlights and extractor fan.

Leasehold Information

We understand from the vendor that the property was granted a 155-year lease commencing on 22 July 2021, with approximately 150 years remaining. The service charge for 2025/2026 is £930.51 and includes ground rent, window cleaning, weeding, and the cleaning and lighting of the communal areas. There are no pets allowed.

Additional Information

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

Address: Holmhill Drive, IP11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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