£120,000

Capel Drive, Felixstowe, IP11



1 Bedroom

1 Bathroom

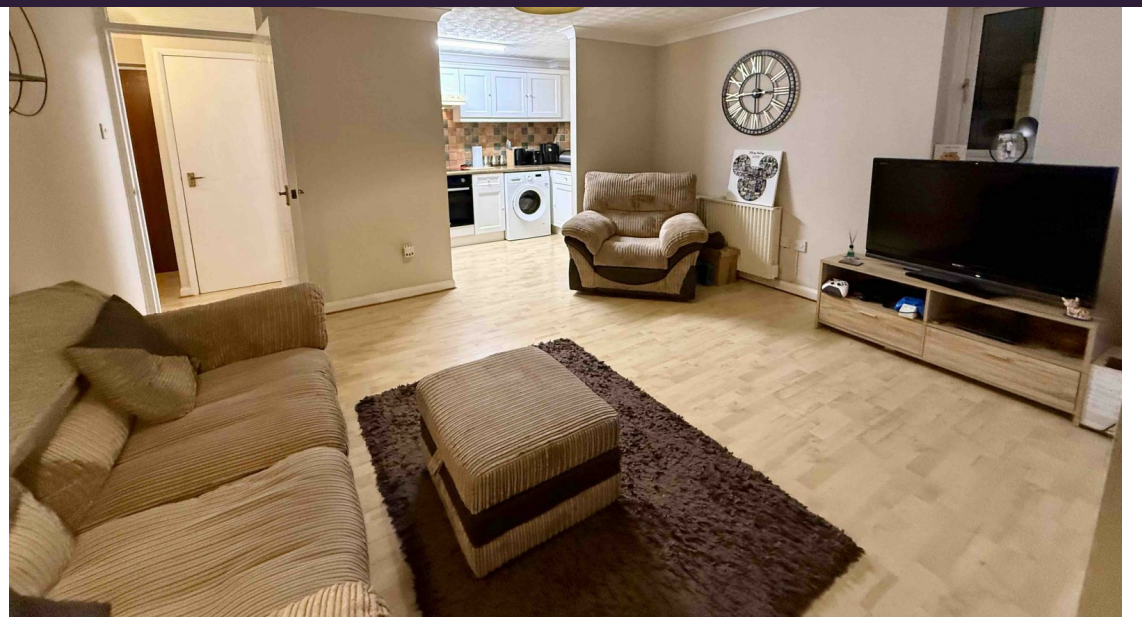
156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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01394 275276

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An ideal first home, this one-bedroom first-floor apartment is situated towards the end of a cul-de-sac, with allocated parking and visitor spaces. The bright, dual-aspect lounge features a south-facing bay window and opens through to a modern fitted kitchen, creating a sociable space for everyday living and entertaining. A double bedroom, spacious walk-in shower and entry phone system complete the accommodation.

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Outside and Communal Entrance

Situated towards the end of a cul-de-sac, the building benefits from an allocated parking space for one vehicle, together with numerous visitor parking spaces. A communal entrance door opens into a well-maintained entrance hall, with stairs leading to the first floor. The apartment is accessed via a further communal door serving three properties.

Entrance Hallway

The front door opens into the private entrance hallway, with wood-effect flooring, a wall-mounted entry phone, electrical consumer unit and an airing cupboard housing the hot water cylinder with immersion heater. Doors lead to all rooms.

Lounge *4.34m x 4.27m into bay (14' 3" x 14')*

Wood-effect laminate flooring continues from the hallway. A south-facing UPVC double-glazed bay window and an additional east-facing UPVC double-glazed window allow plenty of natural light into the room. Wall-mounted electric radiator, coving to the ceiling and an open walkway through to the kitchen.

Kitchen *3.42m x 1.80m (11' 3" x 5' 11")*

Fitted with a range of floor-level cupboards and drawers, matching eye-level cupboards and marble-effect laminate worktops incorporating a stainless steel single-drainer sink with mixer tap. Hotpoint four-ring electric hob with cooker hood above and Hotpoint oven beneath. Space and plumbing for a washing machine and space for a tall fridge/freezer. Wood-effect laminate flooring continues from the lounge, with partially tiled walls, a ceiling-mounted extractor fan and coving.

Bedroom *2.94m x 3.64m (9' 8" x 11' 11")*

UPVC double-glazed window to the south-facing aspect, wood-effect laminate flooring continuing from the hallway, wall-mounted electric heater and coving to the ceiling.

Shower Room *1.70m x 2.03m at widest and deepest points (5' 7" x 6' 8")*

Fitted with an extra-wide walk-in shower with a Triton electric shower and glass screen with chrome fittings, a wash basin set within a vanity unit and a WC. Partially tiled walls, coving to the ceiling, ceiling-mounted extractor fan and a wall-mounted Dimplex fan heater.

Leasehold Information

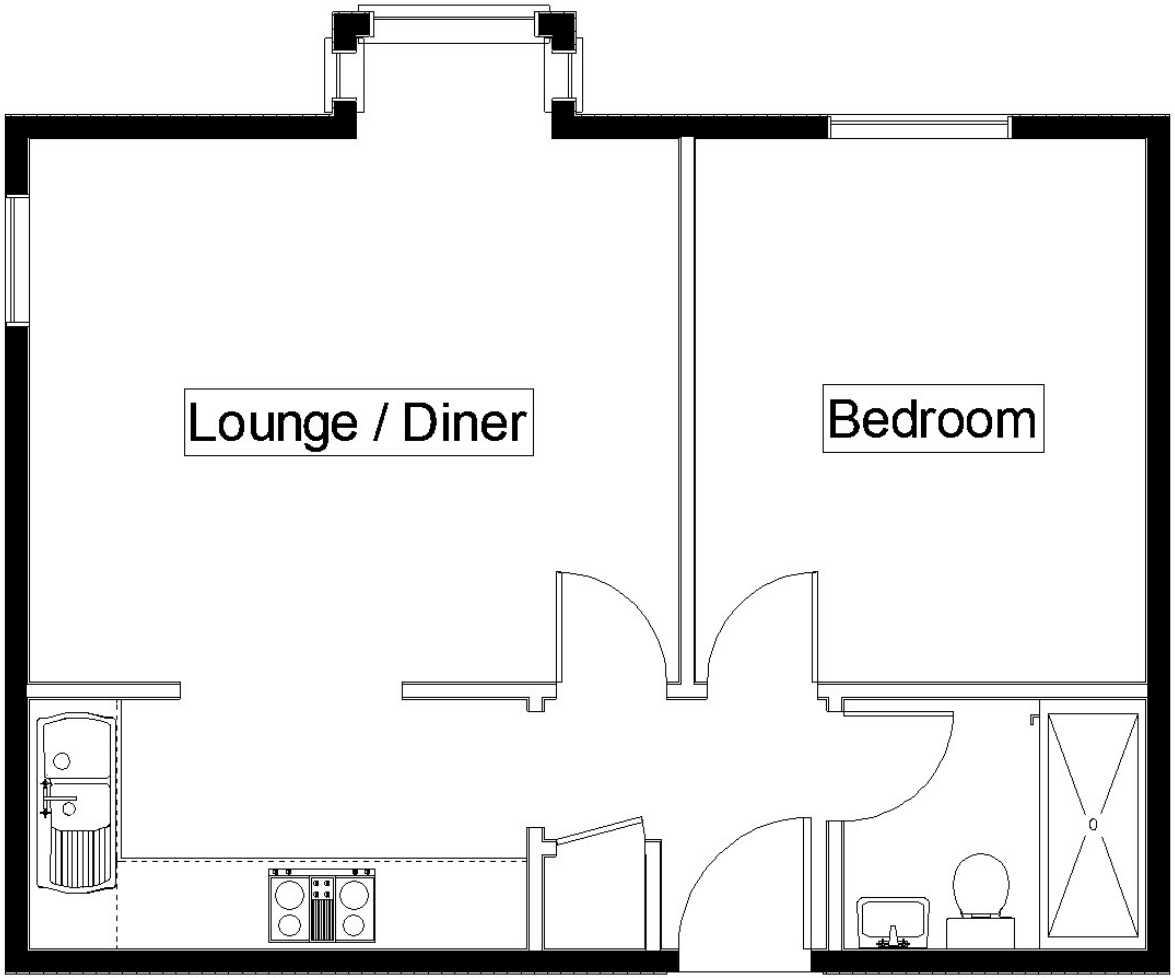
We understand from the vendor that approximately 964 years remain on the lease. The combined service charge and ground rent for the period from 1 August 2026 to 31 July 2027 total £1,127.69. This covers communal cleaning, landscape maintenance, window cleaning, communal lighting and other services.

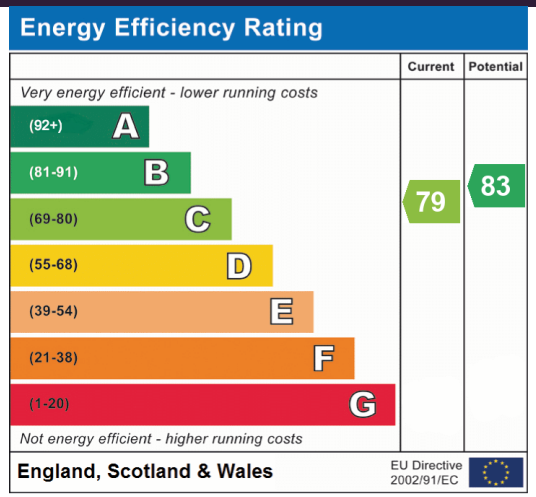
Additional Information

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