



£77,500

Homeorr House, Felix Road, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276



£77,500

Homeorr House, Felix Road, IP11



Wainwrights presents this well-proportioned one-bedroom first-floor apartment within Homeorr House, a popular retirement development exclusively for residents aged 60 and over. Built by McCarthy & Stone in the 1980s, the secure development is conveniently positioned within walking distance of Felixstowe town centre, railway station and seafront. The apartment features a spacious lounge/diner overlooking the communal gardens, fitted kitchen, generous double bedroom with built-in wardrobe and a modern shower room. Residents benefit from a secure entry system, daytime house manager, emergency pull-cord assistance, lift access to all floors, residents' lounge, reading area, laundry facilities, parking, mobility scooter storage and well-maintained communal gardens. Regular coffee mornings and other social activities are also held within the development.

Entrance hallway *3.30m x 0.95m (10' 10" x 3' 1")*

A wooden fire door opens from the communal hallway into the private entrance hall, featuring carpet flooring, coving to the ceiling and doors leading to the accommodation.

Lounge/diner *4.37m x 3.44m (14' 4" x 11' 3")*

A spacious reception room with a west-facing UPVC double-glazed window overlooking the communal gardens. Further features include carpet flooring, coving to the ceiling, a modern wall-mounted electric radiator and telephone point. A substantial airing cupboard houses the electric smart meter, consumer unit and modern Ariston water-heating system, with additional shelving and lighting. An archway leads into the kitchen.

Kitchen *2.20m x 1.84m (7' 3" x 6')*

Fitted with a range of matching base and eye-level cupboards, laminate work surfaces and an inset stainless-steel single-drainer sink. There is space and connection for a freestanding cooker, together with grey wood-effect vinyl flooring, partially tiled walls and coving to the ceiling.

Bedroom *5.35m x 2.67m (17' 7" x 8' 9")*

A generous double bedroom with a west-facing UPVC double-glazed window overlooking the communal gardens. Features include a built-in wardrobe, carpet flooring, coving to the ceiling, wall-mounted feature lighting and a modern electric radiator.

Shower room *2.07m x 1.84m (6' 9" x 6')*

Fitted with a walk-in shower enclosure featuring glass and aluminium sliding doors, a Mira wall-mounted electric shower and marble-effect aqua boarding. The room also includes a WC, wash basin set within a vanity unit, fully tiled walls, grey wood-effect vinyl flooring, a chrome electric towel radiator, wall-mounted Dimplex heater, extractor fan, large mirror and LED wall light.

Communal facilities

The development offers an excellent selection of facilities, including a residents' lounge with reading area and kitchen, an on-site laundry room, lift access to all floors, residents' parking and a mobility scooter storage area. There is also a daytime duty manager, emergency pull cords throughout the apartment and regular social activities, including coffee mornings.

Communal gardens

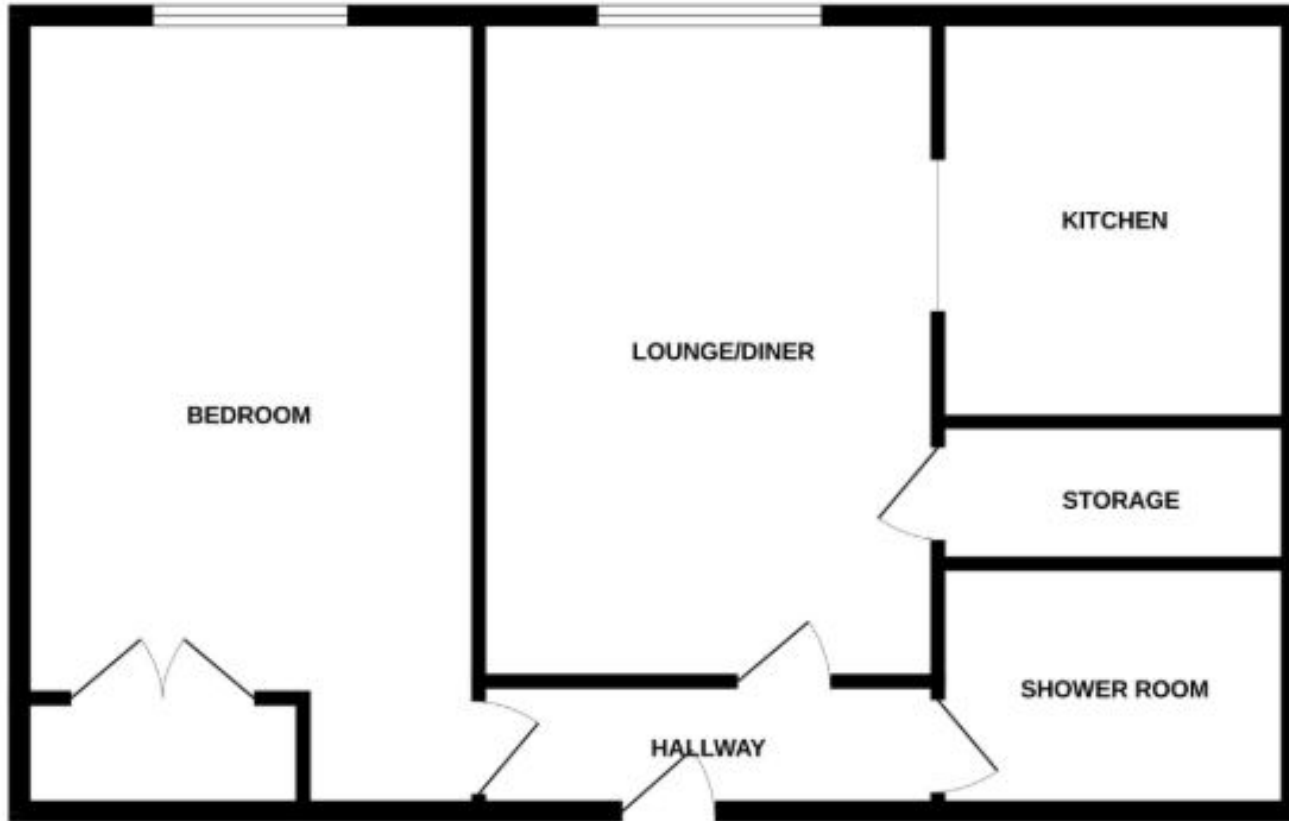
Residents have access to attractive and well-maintained communal gardens, providing pleasant outdoor seating areas.

Leasehold information

We understand from the vendor that the property is held on a 99-year lease commencing on 5 December 1986, with approximately 59 years remaining. Annual ground rent: £490 Annual service charge: £3,110 Management company: FirstPort

Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(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: Homeorr House, Felix Road, IP11

