



5 Pavilion Court, Hamilton Gardens, Felixstowe, IP11 7FA

£435,000 LEASEHOLD - "NO CHAIN"

A superbly presented, self-contained, sea view apartment situated in the first floor of this purpose-built retirement development constructed in 2015 by Messrs McCarthy & Stone. Covered balcony leading from the lounge and master bedroom. Viewing recommended. "No Onward Chain"

The highly regarded Pavilion Court development was constructed in 2015 by McCarthy & Stone and features a house manager on hand during office hours as well as the added benefit of having security features including a 24 hour emergency call system and camera door entry system that is linked to our TV.

The annual Service Charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, building insurance, water rates, security and energy costs to the communal areas.

Apartment 5 is located on the first floor and offers magnificent views of the sea and coastline overlooking Felixstowe Bay.

The accommodation comprises private entrance hall, living room with access to balcony, fitted kitchen with built-in appliances, master bedroom with access to balcony and en-suite bathroom, further bedroom with restricted sea view and shower room. The apartment benefits from Dimplex electric wall heaters and double glazed sealed unit windows.

Development features communal lounge, house manager, guest suite, lift to all floors, landscaped garden and mobility scooter charging point. There is also car parking available on site to resident permit holders subject to availability.

COMMUNAL ENTRANCE DOOR

Accessed via security entry system leading into :-

COMMUNAL HALLWAY

With staircase and lift facility leading to all floors. Access to communal lounge.

PERSONAL ENTRANCE DOOR 5 OPENING TO

ENTRANCE HALLWAY

Electric thermostatic radiator, large built in storage cupboard with fitted shelves and consumer unit, good size built in utility cupboard with plumbing for automatic washing machine, water softener, fitted shelves.

LOUNGE 15' 4" X 14'4" reducing to 11' 10" (4.67m x 3.61m)

TV point, telephone point, radiator, UPVC sealed unit double glazed window to the side aspect with views of the sea and coastline. UPVC sealed unit double glazed windows to the front aspect providing direct sea views and French doors allowing access to :-

COVERED SEA VIEW BALCONY 22' x 6' (6.71m x 1.83m)

Panoramic views of the sea and coastline.

KITCHEN 7' 10" x 7' (2.39m x 2.13m)

Fitted with a comprehensive range of wood grain style units, brushed stainless steel handles, comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer sink unit, mixer tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, electric Hotpoint ceramic four ring hob, stainless steel extractor hood over, built in Hotpoint stainless steel oven, integrated fridge and freezer, slimline dishwasher, automatic washer/dryer, kick space convector heater, UPVC sealed unit double glazed window to the side aspect with views of the coastline and sea.

BEDROOM ONE 12' 6" x 10' 10" plus door recess (3.81m x 3.3m)

Walk in wardrobe with shelving and hanging space, UPVC sealed unit double glazed windows and French doors opening to the Balcony and allowing sea views.

EN-SUITE BATHROOM

Modern white contemporary style white suite comprising panel bath with mixer tap, mixer shower unit over, glazed screen, vanity unit with wash hand basin, mixer tap and two drawers below, low level WC, bidet, fully tiled walls, chrome heated towel rail, Dimplex electric convactor heater.

BEDROOM TWO 11' 10" maximum x 9' (3.61m x 2.74m)

Electric thermostatic radiator, walk in cupboard with fitted shelves, full height UPVC sealed unit double glazed window to the side aspect with views towards the sea and coastline.

SHOWER ROOM

Modern white contemporary style suite comprising walk in shower cubicle, glazed sliding door, mixer shower unit, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, Dimplex convactor heater, electric towel rail.

OUTSIDE

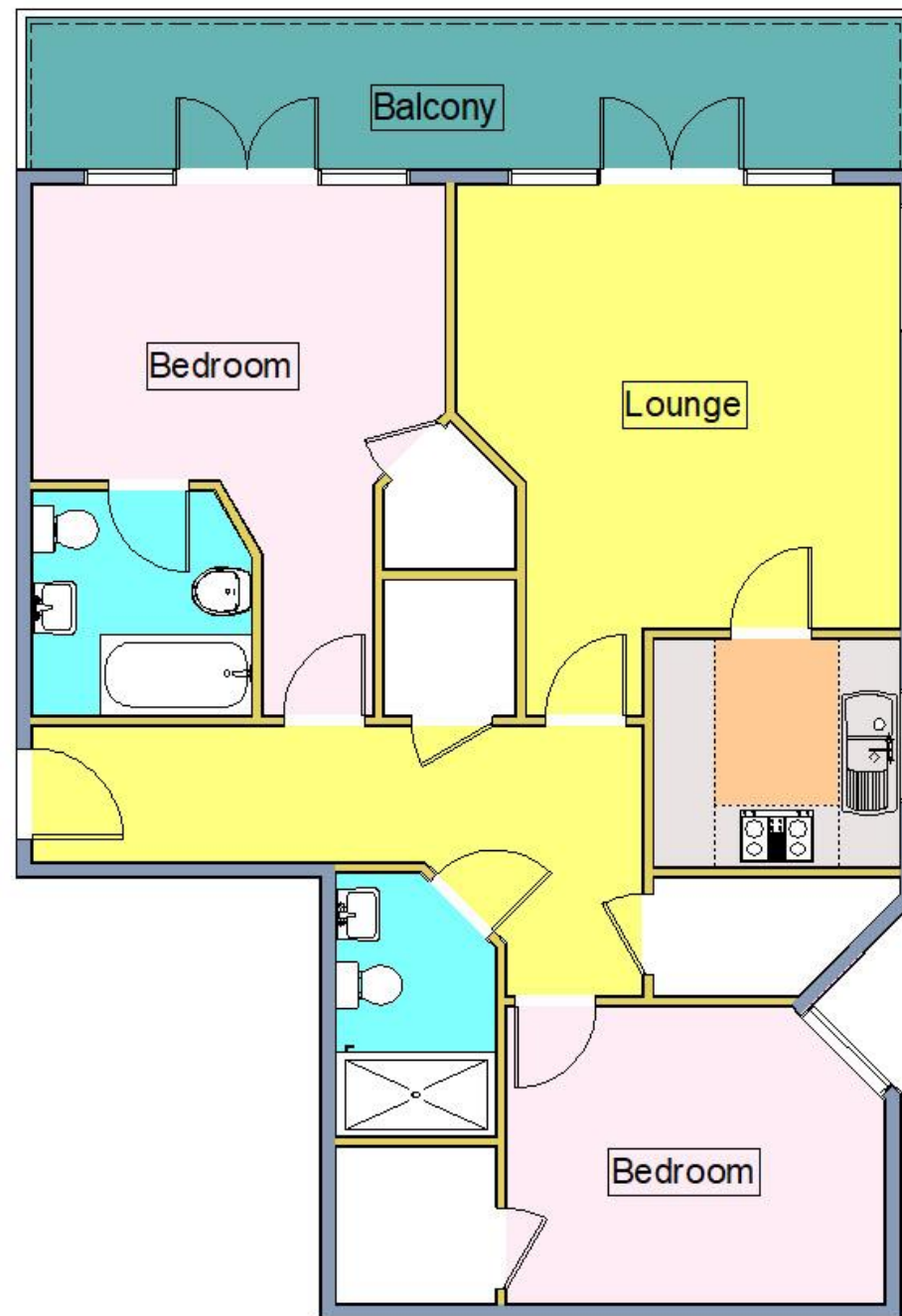
Pavilion Court stands within secure grounds with access via Chevalier Road and Brownlow Road to resident's car parking areas. (Spaces available separately and cost to be advised). Well stocked shrub and flower borders

TENURE - LEASEHOLD

We understand the ground rent is £247.50 twice yearly

We understand from the current owners that the service charge is £328.63 per month. This includes building insurance, cleaning of communal areas, residents house manager's salary, communal electricity, garden and ground maintenance and general maintenance to communal areas to the building. Prospective purchasers should satisfy themselves of the service charge and full leasehold details via their Solicitor prior to unconditional exchange of contracts

COUNCIL TAX Band 'C'









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	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 