



Guide price £179,995
Horsley House, Felix Road, IP11



2

Bedrooms



1

Bathroom

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



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Wainwrights are pleased to offer for sale this two bedroom first floor apartment with a garage, within walking distance of the town centre and the seafront. The benefits include no onward chain, a long lease and share of freehold. This property would make an ideal first time buy or rental investment. Internal viewing is recommended.

Front entrance

Modern partially glazed composite door opens into the communal entrance hall, which is carpeted and features a staircase leading to the first floor.

Lobby *1.56m x 0.92m (5' 1" x 3')*

Private front door opens into the lobby area featuring vinyl flooring, skirting boards, and coving. This leads into the internal hallway which includes a spacious built-in storage cupboard, a radiator, carpeted flooring, spotlight fittings, a door entry phone system and a door leading to:

Open plan living area *6.10m x 4.14m (20' x 13' 7") into the bay window*

Large open plan living area. Kitchen area has vinyl flooring, wood-effect laminate countertops, eye-level and floor-level cupboards, built-in oven and hob, and dedicated spaces for a washing machine, fridge, and freezer. The kitchen also includes a wall-mounted Baxi Combi boiler, an inset single dreainer ceramic sink and mixer tap, and feature lighting. A breakfast bar separates the kitchen area from the lounge-diner. The lounge-diner features a large square bay window overlooking the front aspect, two radiators, carpeted flooring, skirting boards, coving, and ceiling lights.

Master bedroom *3.07m x 2.55m (10' 1" x 8' 4")*

Window to rear aspect, wall to wall and floor to ceiling sliding mirror fronted fitted wardrobes, radiator, carpet, skirtings and coving.

Bedroom two *3.07m x 2.10m (10' 1" x 6' 11")*

Window to rear aspect, radiator, carpeted flooring, skirting and coving.

Bathroom *2.11m x 1.78m (6' 11" x 5' 10")*

Window to side aspect, chrome towel radiator, bath with an overhead shower, built-in vanity unit with wash hand basin and WC, fully tiled walls, vinyl flooring and coving.

Outside

The building is set back from the road with a small communal area to the front bordered by a brick wall. The driveway passes under the building and leads to the car park and garages to the rear. The Private single sized garage can be found at the end of the block of garages, which have recently had the roof renewed. There is also an allocated visitor parking bay.

Agents note

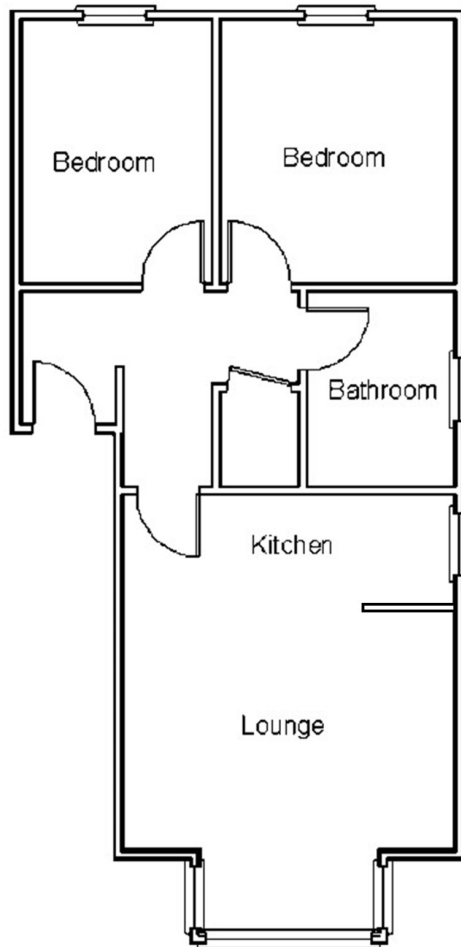
Share a freehold: . Ground rent: N/A. Service charge: £700 per annum. Length of lease: approx. 990 years. Fully double glazed with UPVC windows. Gas central heating with Combi Boiler providing hot water and heat to the wall mounted radiators. Light switches and power points are chrome affect.

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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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