Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £375,000

NICHOLAS
ESTATES

Leopold House | Leopold Road
Felixstowe | IP11 7NP
Guide Price £375,000

Introducing this spacious second floor 3-bedroom apartment offering generous bay fronted living space and modern features throughout. The apartment measures approx. 1420 square feet and includes three well-sized double bedrooms, two with en-suite shower rooms and a generous open plan, lounge/dining/kitchen area with dual aspect views over the town centre. The property benefits, gas fired central heating, video phone entry system and an allocated parking space.

- Three Double Bedrooms
- Second Floor Apartment
- Allocated Parking Space
- Two En-Suite Shower Rooms
- 10 Minute Walk To The Beach
- 10 Year Advantage AHCI Builders Warranty

Communal Entrance

Front aspect double glazed door, radiator, stairs up to individual apartments and lift.

Entranace Hall

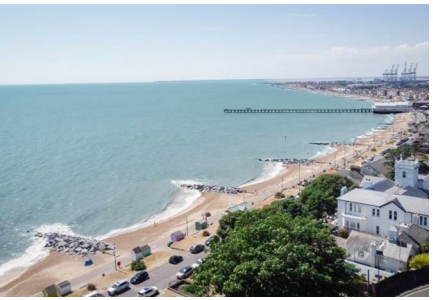
Fitted carpet, radiator, storage cupboard housing the hot water cylinder and doors to:

Bedroom Two

12'4 x 10'10 (3.76m x 3.30m)

Rear aspect double glazed window, fitted carpet, radiator and door to:

Introducing this spacious second floor 3-bedroom apartment offering generous bay fronted living space and modern features throughout. The apartment measures approx. 1420 square feet.



En-Suite

Low level flush WC, hand wash basin, tooth brush charger, walk-in shower with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, extractor fan and under floor heating.

Utility

6'8 x7'5 (2.03m x2.26m)

Worksurface with cupbaords below, space and plumbing for a washing machine and stainless steel sink and drainer.

Kitchen

14'6 x 10'4 (4.42m x 3.15m)

Side aspect double glazed window, worksurface with cupboards below, space and plumbing for a dishwasher, integrated fridge/ freezer, electric oven and hob with extractor fan above, one and a half bowl stainless steel sink and drainer, enclosed gas fired boiler awnd breakfact bar.

Living/ Dining Room

27'2 x 10'6 (8.28m x 3.20m)

Two front aspect double glazed bay windows, side aspect double glazed window, fitted carpet and two radiators.

Bathroom

23'6"x18'10"x0'0" (26.21x21.03x0.00)

Low level flush WC, hand wash basin, tooth brush charger, panneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, extractor fan and under floor heating.

Bedroom Three

11'11 x 13'9 max (3.63m x 4.19m max)

Rear and side aspect double glazed window, fitted carpet and radiator

Bedroom One

18'3 max x 13'0 max (5.56m max x 3.96m max)

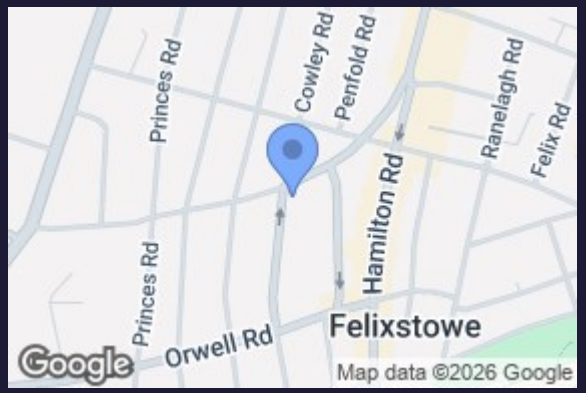
Rear and side aspect double glazed window, fitted carpet, radiator and door to:

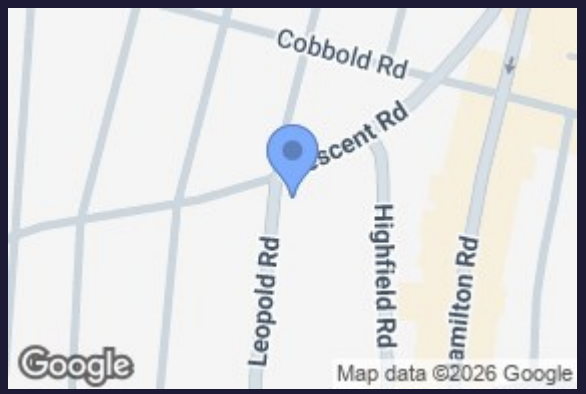
En-Suite

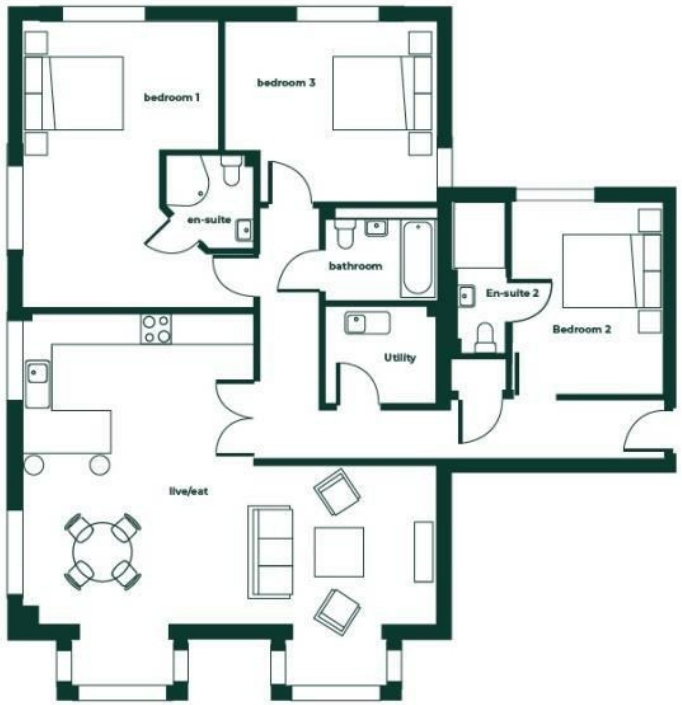
Low level flush WC, hand wash basin, tooth brush charger, walk-in shower with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls, extractor fan and under floor heating.

Agents Note

Leasehold - 999 year lease Service Charge - £3,324.72 per annum - 10 Year Structural Warranty Provided

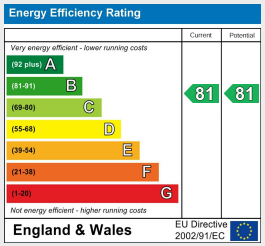






Bedroom 1	3.9m x 5.8m	12'7" x 19'0"
Ensuite	1.7m x 1.8m	5'5" x 5'9"
Bedroom 2	3.0m x 3.8m	9'8" x 12'4"
En-suite 2	1.1m x 3.0m	3'6" x 9'8"
Bedroom 3	4.2m x 3.6m	13'7" x 11'8"
Bathroom	2.2m x 1.8m	7'2" x 5'9"
Utility	1.8m x 2.2m	5'9" x 7'2"
Live/Eat	8.4m x 6.2m	27'5" x 20'3"

Council Tax Band **New Build** EPC Rating **B**



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk