



£190,000

Princes Road, Felixstowe, IP11



1

Bedroom



1

Bathroom

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Wainwrights presents this characterful one-bedroom ground floor apartment, situated on Princes Road and benefitting from a share of the freehold.

The property offers spacious accommodation with a generous lounge/diner, double bedroom, kitchen, bathroom and a useful basement room. The apartment retains a wealth of character features, including original fireplaces, sash-style windows, picture rails, quarry tiled flooring and a working cast iron fireplace.

Externally, the property benefits from access to a communal courtyard-style garden, shared storage area and a brick-built shed belonging to the apartment.

A charming and spacious apartment with character, storage and outside space, conveniently positioned within Felixstowe.

Communal Entrance Hall

A large open porch leads to an extra-wide, partially glazed wooden communal entrance door with glass panelling and wooden panelling to either side. The communal entrance hallway features patterned quarry tiled flooring and doors leading to all four flats.

Lounge / Diner *5.62m x 4.42m (18' 5" x 14' 6")*

The apartment's personal front door opens directly into a spacious lounge/diner, featuring a large bay window to the front aspect, carpeted flooring, radiators, original picture rails, skirting boards and architraves. A particular feature of the room is the original marble fireplace with inset working cast iron fireplace, decorative edging and quarry tiled hearth. A door leads through to the internal hallway.

Internal Hallway *4.86m x 0.75m (15' 11" x 2' 6")*

With carpeted flooring, radiator, built-in storage cupboard with hanging rail, and doors leading to the remaining rooms.

Bedroom *3.52m x 3.20m (138' 7" x 125' 12")*

A double bedroom with original wooden box sash window to the side aspect, fitted with secondary double glazing. Further features include carpeted flooring, built-in cupboard within the alcove, additional built-in cupboard, further high-level storage cupboards, and loft access.

Kitchen *4.42m x 2.75m (14' 6" x 9')*

A characterful kitchen with sash window and secondary double glazing to the rear aspect, tiled flooring, radiator and a wooden stable-style door with coloured stained glass insert. The kitchen features a Belfast sink with solid wood varnished worktop and drawers below, space and plumbing for a washing machine, space for a cooker, and space for a tall fridge freezer. There is also a pantry alcove with its own window, which houses the Baxi wall-mounted combination boiler. Further character features include a brick-built open fireplace housing a cast iron log burner and a feature ceiling light.

Bathroom

An L-shaped bathroom with window to the side aspect and additional window to the rear aspect. One section comprises a roll-top claw-foot bath with aqua board surround, thermostatically controlled shower and riser over, hand wash basin and radiator. The second section houses the WC and an additional radiator.

Basement Room *3.40m x 4.87m (11' 2" x 16')*

A panel-glazed wooden door opens to the internal staircase leading down to the basement room. This useful additional space features a side aspect window, carpeted flooring, two radiators, understairs storage area and shelving to the alcove. The room is currently used as a craft room and remains naturally cool during warmer months.

Rear Garden

The communal rear garden is a beautiful enclosed courtyard-style space, mainly laid to concrete hardstanding with planter borders containing a variety of fruit and vegetable planting, including raspberries, an apple tree and an established grapevine. The garden offers space for outdoor seating, entertaining and clothes drying. There is access to a shared storage area.

Communal Storage Area

The shared storage area has a cobbled floor, shelving, a front aspect window and a wide access door leading to the side gardens. Within this area is a brick-built shed belonging to this property, fitted with shelving and also benefiting from a window.

Leasehold Information

We understand from the vendor there is a share of the freehold. The lease term is 199 years from 2024. There is no ground rent payable. The service charge is currently £300 twice a year, payable in March and September, with buildings insurance currently approximately £395 per annum. We understand there is a reserve fund of approximately £2,000. Any larger repair costs are split between the four flats. The vendors are directors of the management company. We understand three of the flats also own a share of a garage.

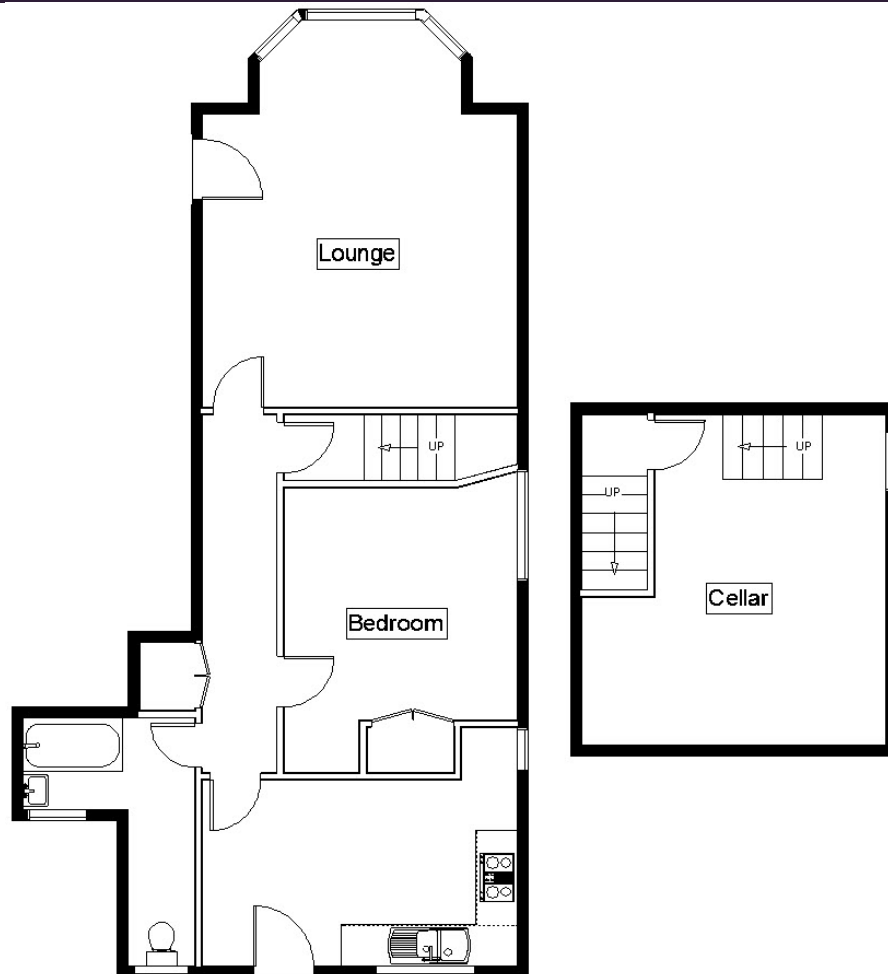
Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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