



Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £290,000

NICHOLAS
— ESTATES —

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Introducing this spacious second floor 2-bedroom apartment offering generous bay fronted living space and modern features throughout. The apartment measures approx. 727 square feet. Accommodation comprising, entrance hall, two double bedrooms with en-suite shower room to main bedroom, bathroom and living area with steps down to the kitchen. Benefitting, gas fired central heating, video phone entry system and an allocated parking space.

- Second Floor Apartment
- 10 Minute Walk To The Beach
- Town Centre Location
- Two Bedrooms
- Allocated Parking Space
- 10 Year Advantage AHCI Builders Warranty

Communal Entrance

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

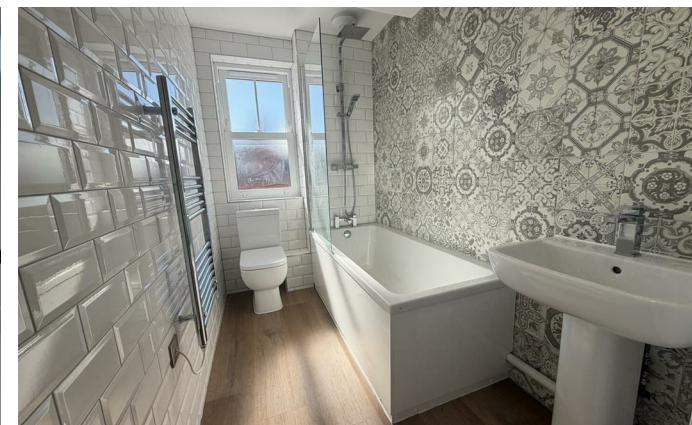
Entrance Hall

Fitted carpet, radiator, storage cupboard and doors to:

Living/Dining Room

12'4 x 13'11 max (3.76m x 4.24m max)

Two side aspect double glazed windows, fitted carpet, two radiators and steps down into:



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Kitchen

9'7 x 7'9 (2.92m x 2.36m)

Rear aspect double glazed window, wood effect vinyl flooring, work surface with cupboards and drawers below, integrated fridge/ freezer, electric oven and hob with extractor fan above, stainless steel sink and drainer and enclosed gas fired boiler

Bathroom

Side aspect double obscure glazed window, low level flush WC, hand wash basin, tooth brush charger, paneled bath with rainfall shower over and separate detachable shower head, chrome heated towel rail, tiling to the walls and under floor heating.

Bedroom Two

9'9 x 12'9 max (2.97m x 3.89m max)

Front aspect double glazed window, fitted carpet and radiator.

Bedroom One

14'7 x 10'4 (4.45m x 3.15m)

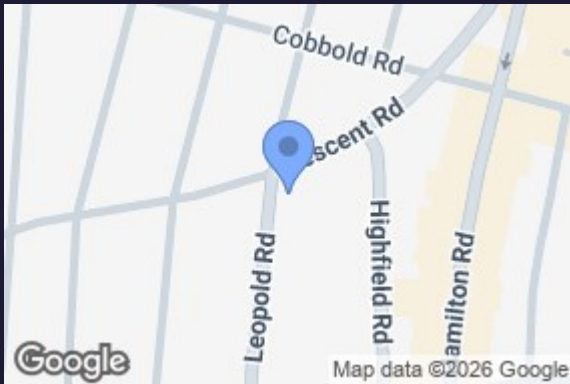
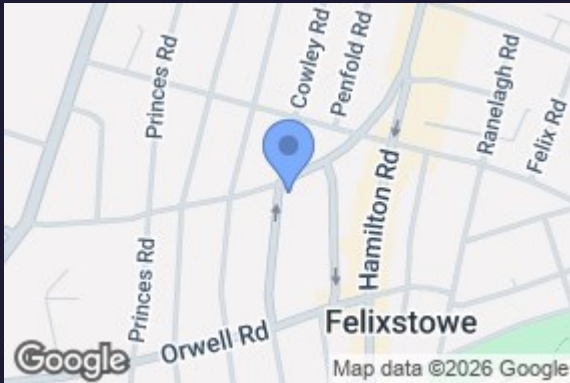
Front aspect double glazed window, fitted carpet, radiator and door to:

En-Suite

Front aspect double obscure glazed window, 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 and under floor heating.

Agents Note

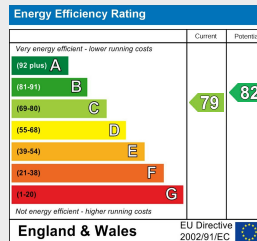
Leasehold - 999 year lease Service Charge - £1,823.46 per annum - 10 Year Structural Warranty Provided



Kitchen	3.2m x 2.6m	10'4" x 8'5"
Living/Dining	4.3m x 3.7m	14'1" x 12'1"
Bathroom	2.3m x 3.7m	7'5" x 12'1"
Bedroom 1	4.4m x 3.1m	14'4" x 10'1"
En-suite	2.1m x 1.9m	6'8" x 6'2"
Bathroom 2	4.1m x 3.0m	13'4" x 9'8"



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



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