



34 Homeorr House, Felix Road, Felixstowe, Suffolk, IP11 7HE

£90,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

Offered for sale with vacant possession, no onward chain, a one bedroom second floor apartment overlooking the communal gardens with a westerly aspect.

Homeorr House was constructed in the 1980's by McCarthy & Stone, designed for residents over the age of 60 and offering benefits including a house manager, security entry system, emergency care line call system, resident's lounge, laundry room, guest suite, resident parking, attractive landscaped gardens and a passenger lift servicing all floors.

Accommodation within the apartment consists of entrance hall, lounge/dining room, re-fitted kitchen and wet room, heating is supplied in the form of Economy 7 night storage heaters and windows within the apartment are UPVC double glazed.

Homeorr House is ideally situated for access to Felixstowe's main town centre and sea front.

COMMUNAL ENTRANCE DOOR

Accessed via a security entrance system.

COMMUNAL HALLWAY

With access on the ground floor to all communal facilities and the house manager's office, staircase and lift serving all floors, with apartment 34 being situated on the second floor.

APARTMENT NO. 34

Personal entrance door opening to:-

ENTRANCE HALL

Doors leading off to:-

LOUNGE

14' 4" x 11' 4" (4.37m x 3.45m) Economy 7-night storage heater, TV point, security entry-phone handset, two wall light points, telephone point, built-in airing cupboard housing lagged hot water cylinder with pine slatted shelves, UPVC sealed unit double glazed window with a westerly aspect overlooking the communal gardens. Archway to:

KITCHEN

7' 3" x 6' 2" (2.21m x 1.88m) Re-fitted with white farmhouse style units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit, matching eye level cupboards, extractor fan, space for fridge/freezer, electric cooker point.

THE BEDROOM

17' 7" reducing to 15' 8" x 8' 10" (5.36m x 2.69m) Built-in wardrobe cupboards, Economy 7 night storage heater, telephone point, two wall light points, UPVC sealed unit double glazed window with a westerly aspect overlooking the communal gardens.

WET ROOM

White suite comprising low level WC, vanity unit with wash hand basin and cupboards below, walk-in shower area with non-slip flooring and Triton shower, heated towel rail, fully tiled walls, wall mounted convector heater, extractor fan.

OUTSIDE

Homeorr House stands within communal gardens situated to the rear of the building, which are landscaped and mainly lawned.

RESIDENTS CAR PARK

Homeorr House has parking facilities that are available to all resident's on a first come/first served basis.

COMMUNAL FACILITIES

Set on the ground floor of the development is an array of communal facilities and areas including the resident's lounge, house manager's office, further seating/communal area, kitchen, laundry room, notice board and lift facility serving all floors.

TENURE

Leasehold, with the remainder of a 99 year lease that is believed to date from 1986.

SERVICE CHARGE

We understand from the vendor that the current service charge, payable in two six monthly instalments is approximately £3,100 per annum.

Ground Rent is £490.84 per annum payable also in two six monthly instalments.

COUNCIL TAX BAND

Band "B".

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (74) with a potential rating of C (79) and the current energy performance certificate is valid until 4th August 2026.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

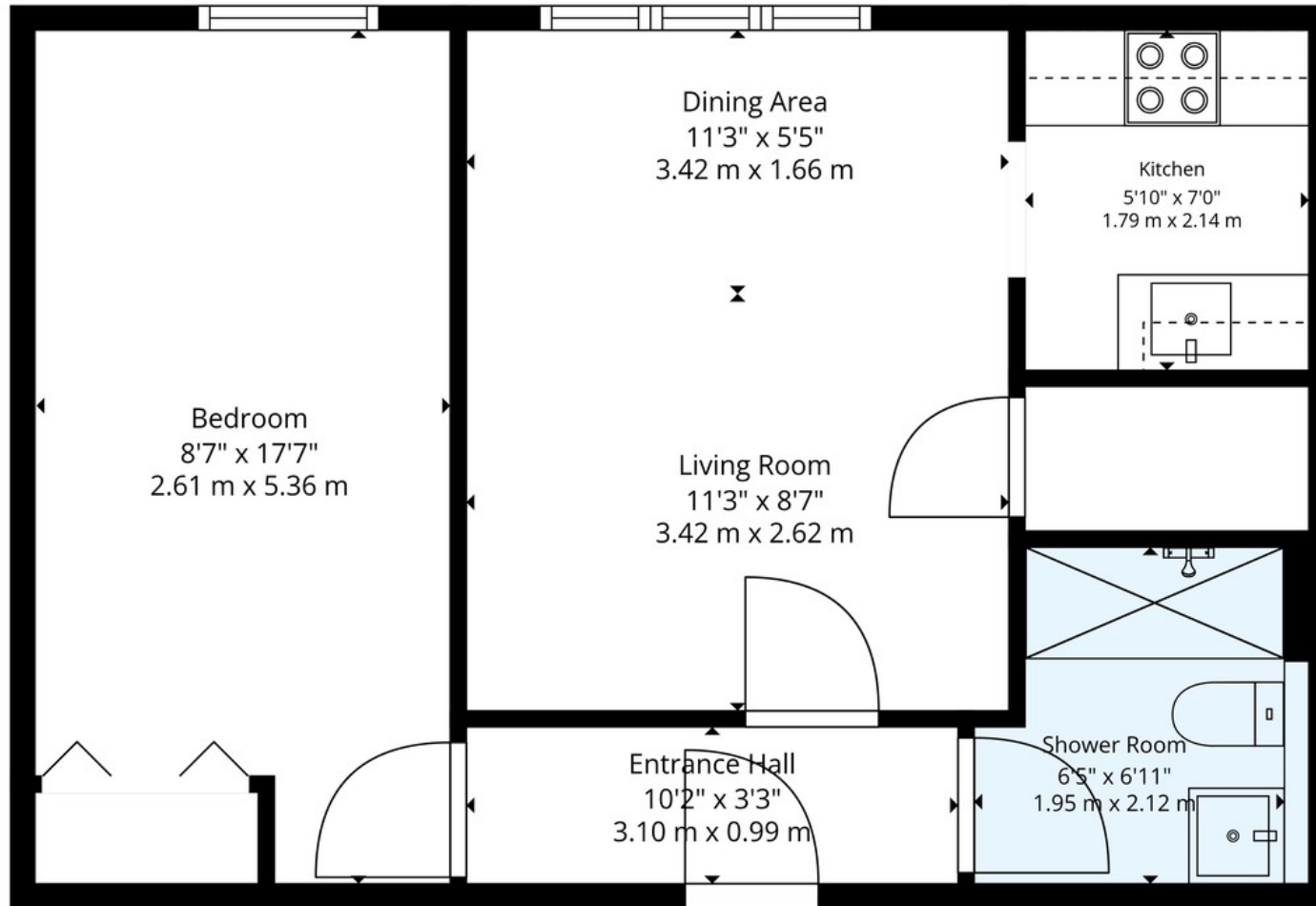
VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







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TOTAL: 463 sq. ft, 43 m2
1st floor: 463 sq. ft, 43 m2
EXCLUDED AREAS: WALLS: 45 sq. ft, 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.