



Flat 5 Alexandra House, Undercliff Road West, Felixstowe, IP11 2FU

£290,000 LEASEHOLD WITH SHARE OF FREEHOLD

Situated a stones throw away from the Felixstowe beach promenade is this beautifully presented two bedroom loft style apartment converted in 2021 and benefitting from sea views.

In addition to the two bedrooms the apartment benefits from an open plan lounge/kitchen space with integrated appliances and sea views, a modern bathroom and comes with a share of the freehold.

The accommodation in brief comprises; entrance hall, lounge/kitchen, two bedrooms and a bathroom. Heating is supplied in the form of modern style electric heating throughout and windows are of a modern UPVC construction.

Alexandra House is a beautiful conversion of a seaside guest home that was finished in 2021, the building benefits from secure phone entry system, communal gardens and a service lift to the other floors. The Victorian building is located on Felixstowe seafront and is a short distance away from the town centre.

A viewing is highly recommended to appreciate the light and spacious accommodation on offer.

COMMUNAL ENTRANCE

Communal entrance door opening into communal hallway with lift and stairs access to all floors. Apartment five is located on the third floor. Entrance door opening into:

ENTRANCE HALL

LVT flooring, phone entry system, electric radiator. Doors to:

OPEN PLAN LOUNGE/KITCHEN 26' 3" x 11' 8" (8m x 3.56m)

LOUNGE 11' 11" x 11' 8" (3.63m x 3.56m)

LVT flooring, electric radiator, TV point, two Velux windows to side aspect, window to front aspect with sea views.

KITCHEN 14' 3" x 6' 7" (4.34m x 2.01m)

Fitted worktops with matching upstands, white high gloss handle-less fitted storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer, washing machine and dishwasher. Integrated electric oven with four ring induction hob and extractor above. LVT flooring, electric radiator, Juliette balcony to front aspect with sea views.

BEDROOM ONE 14' 1" x 11' 3" (4.29m x 3.43m)

UPVC sash window to side aspect, Velux window to front aspect, electric radiator, fitted wardrobes.

BEDROOM TWO 11' 1" maximum x 9' 1" maximum (3.38m x 2.77m)

Restricting height ceilings, electric radiator, fitted storage units, Velux window to front aspect, original porthole window with feature exposed brick wall.

SHOWER ROOM 7' 9" x 6' (2.36m x 1.83m)

Modern suite comprising; WC with hidden cistern, vanity wash hand basin with mixer tap and drawer below, double width walk-in shower with twin shower heads. Part tiled walls, heated towel rail and extractor.

OUTSIDE

Communal gardens which are block paved with outdoor seating available. Communal bin store.

TENURE Share of Freehold - with a 150 year lease from 2021.

GROUND RENT & SERVICE CHARGE

As the property has a share of freehold, no ground rent is applicable. The service charge is currently £110 per month.

COUNCIL TAX Band 'C'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		