



£120,000

Leeward Court, St. Andrews Road, Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS | enquiries@wainwrights.co.uk

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Wainwrights presents this well-located one-bedroom top floor apartment in Leeward Court, offered with no onward chain. Benefiting from a bright south-facing open plan living space, allocated parking and a central position close to the town centre, railway station and seafront, this property is ideal for first-time buyers or investors.

Entrance Hallway

Accessed via a secure communal balcony entrance, the front door opens into an L-shaped hallway with coir matting to the entrance and wood-effect laminate flooring throughout. Electric storage heater, UPVC double glazed window to the rear aspect, and doors leading to all rooms.

Open Plan Living Room/Kitchen *5.93m x 3.23m narrowing 2.23 (19' 5" x 10' 7")*

A spacious and bright open plan living area featuring a large UPVC double glazed bay window to the front aspect with a wide sill, allowing for plenty of natural light. The living area benefits from wood-effect laminate flooring, electric heating and coving to the ceiling. The kitchen area is fitted with granite-effect laminate worktops incorporating a stainless steel sink unit, four-ring electric hob with oven below and extractor hood over. A range of light wood-effect base and eye-level units provide ample storage, with space and plumbing for a washing machine and space for a fridge/freezer. Tiled flooring to the kitchen area.

Bedroom *3.06m x 2.80m (10' x 9' 2")*

A well-proportioned double bedroom with UPVC double glazed window to the rear aspect, electric wall heater and wood-effect laminate flooring. Built-in wardrobe with hatch providing access to the loft space, along with an additional storage cupboard housing the hot water cylinder.

Bathroom *1.98m x 1.98m (6' 6" x 6' 6")*

Fitted with a modern suite comprising a P-shaped bath with glass shower screen and Triton electric shower over, wash hand basin and WC. Finished with vinyl flooring, marble-effect waterproof wall panels, coving to ceiling and extractor fan.

Communal Areas & Outside

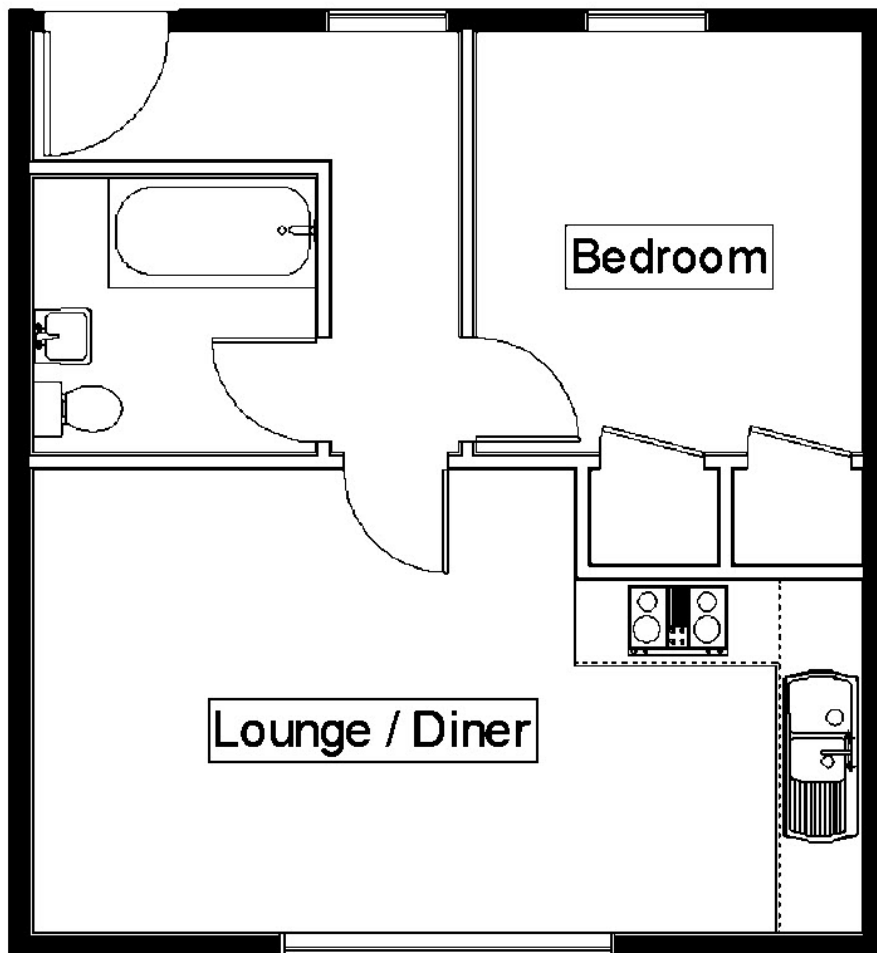
Leeward Court is accessed via a communal entrance with stairs leading to all floors. The property benefits from an allocated parking space to the rear, along with additional visitor parking. Ideally situated just off St Andrews Road, the apartment is within easy walking distance of the town centre, railway station and seafront.

Leasehold Information

The vendor has advised that the property benefits from a long lease with approximately 962 years remaining. The service charge is payable in two six-monthly instalments, totalling £965.22 per annum. The ground rent is currently set at a peppercorn rate, equating to £0 for the 2026-2027 period.

Additional Information

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: St. Andrews Road, IP11

