



**4 Beacon House, High Road West, Felixstowe, Suffolk, IP11 9GF**

**£250,000 LEASEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**This lovely, light-filled ground floor apartment offers a stylish and practical layout, conveniently located close to the town centre and train station. Private access front and rear. It features a lounge/dining room, a sleek kitchen with midnight blue cabinets and quartz-effect worktops, two bedrooms (including a master with its own en-suite), and a separate bathroom. Highlights include energy-efficient electric radiators with thermostatic controls, UPVC double-glazed windows, a private courtyard garden, an allocated parking space, and the remainder of a 10-year NHBC guarantee. Chain free!**

#### **FRONT ENTRANCE**

Composite double glazed private entrance door opening to :-

#### **LOUNGE/DINING ROOM**

15' 00" x 14' 8" (4.57m x 4.47m) TV point. Electric Radiator controlled via thermostat. Cupboard housing integrated fridge and freezer. Hard wired smoke alarm. UPVC sealed double unit glazed window to front aspect. Hallway leading to UPVC sealed unit double glazed door opening to rear courtyard. Door to:-

#### **KITCHEN**

13' 2" x 5' 6" (4.01m x 1.68m) Fitted with contemporary style midnight blue handleless units comprising of base cupboards and drawers with Quartz effect work surfaces over and matching upstands. Inset composite single drainer single sink unit with mixer tap. Matching eye level cupboards. Built in electric oven and ceramic four ring hob. Contemporary style extractor hood over with matching eye level cupboards. Space and plumbing for automatic washing machine. Space for dishwasher. Cupboard housing electric hot water tank.

#### **MAIN BATHROOM**

Fitted with a modern white contemporary style suite comprising panel bath and twin head shower unit over. Glazed shower screen. Tiled surround. Low level W.C. Wash hand basin with mixer taps and high gloss finished vanity cupboard below. Wall mirror with electric backlight and de-mist feature. Chrome heated towel rail/radiator.

#### **BEDROOM ONE**

12' 6" x 11' 00" (3.81m x 3.35m) Electric Radiator controlled via thermostat. UPVC sealed unit double glazed window to front aspect.

#### **EN-SUITE SHOWER ROOM**

White contemporary style suite comprising walk in shower cubicle with twin head shower unit. Low level W.C. Wash hand basin with mixer tap and high gloss finished vanity cupboards below. Mirror with backlight and de-mist function. Extractor fan. Electric Heated towel rail. UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM TWO**

10' 10" x 8' 00" (3.3m x 2.44m) Electric Radiator controlled via thermostat. UPVC sealed unit double glazed window to front aspect.

#### **OUTSIDE**

This property benefits of one allocated parking space located at the front of the development. To the rear of the property is a small private paved courtyard, accessed via the hallway of the apartment.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D(56) with a potential of D(56) which is valid until August 2033.

#### **SERVICE CHARGE**

The current yearly service charge is £612.23

#### **TENURE**

Leasehold. The remainder of a 149-year lease from 2024.

#### **COUNCIL TAX BAND**

Band C.

**AGENTS NOTE**

In accordance with the Estate Agents act 1979, we must declare, the Vendor of this property is a member of staff at Diamond Mills & Co.

**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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