



£155,000

Glenfield Avenue, Felixstowe, IP11



1

Bedroom



1

Bathroom

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

01394 275276



£155,000

Glenfield Avenue, Felixstowe, IP11



Wainwrights presents this modern one-bedroom ground-floor apartment, forming part of a converted development of 11 apartments completed in 2022 and conveniently positioned close to Felixstowe town centre.

The accommodation includes a spacious open-plan kitchen/diner/lounge, double bedroom and modern bathroom. Benefits include concrete-effect LVT flooring, electric heating, UPVC double glazing, a modern fitted kitchen with integrated appliances, and one allocated parking space to the rear.

With approximately 146 years remaining on the lease and low annual charges, this is a great opportunity for first-time buyers, investors or those seeking a low-maintenance home close to the town centre.

Outside

The property benefits from one allocated parking space to the rear. The building comprises 11 apartments in total and was converted in 2022. The property is conveniently located close to Felixstowe town centre and has its own private entrance door.

Kitchen / Diner / Lounge 4.94m x 4.62m (16' 2" x 15' 2")

A spacious open-plan kitchen, dining and living area with concrete-effect LVT flooring, UPVC double glazed windows to the rear aspect with fitted blinds and UPVC entrance door with decorative glazed panel. The modern fitted kitchen comprises grey wall and base units, granite-effect worktops, inset one-and-a-half bowl stainless steel sink, electric hob with extractor fan over, integrated oven, integrated fridge freezer, and space for a washing machine or dishwasher. The room offers ample space for both dining and lounge areas, with electric radiator and door to a storage cupboard housing the hot water tank.

Bedroom 3.09m x 3.00m (10' 2" x 9' 10")

A double bedroom with concrete-effect LVT flooring, UPVC double glazed window to the rear aspect with fitted blinds, and electric radiator.

Bathroom 3.09m x 1.50m (10' 2" x 4' 11")

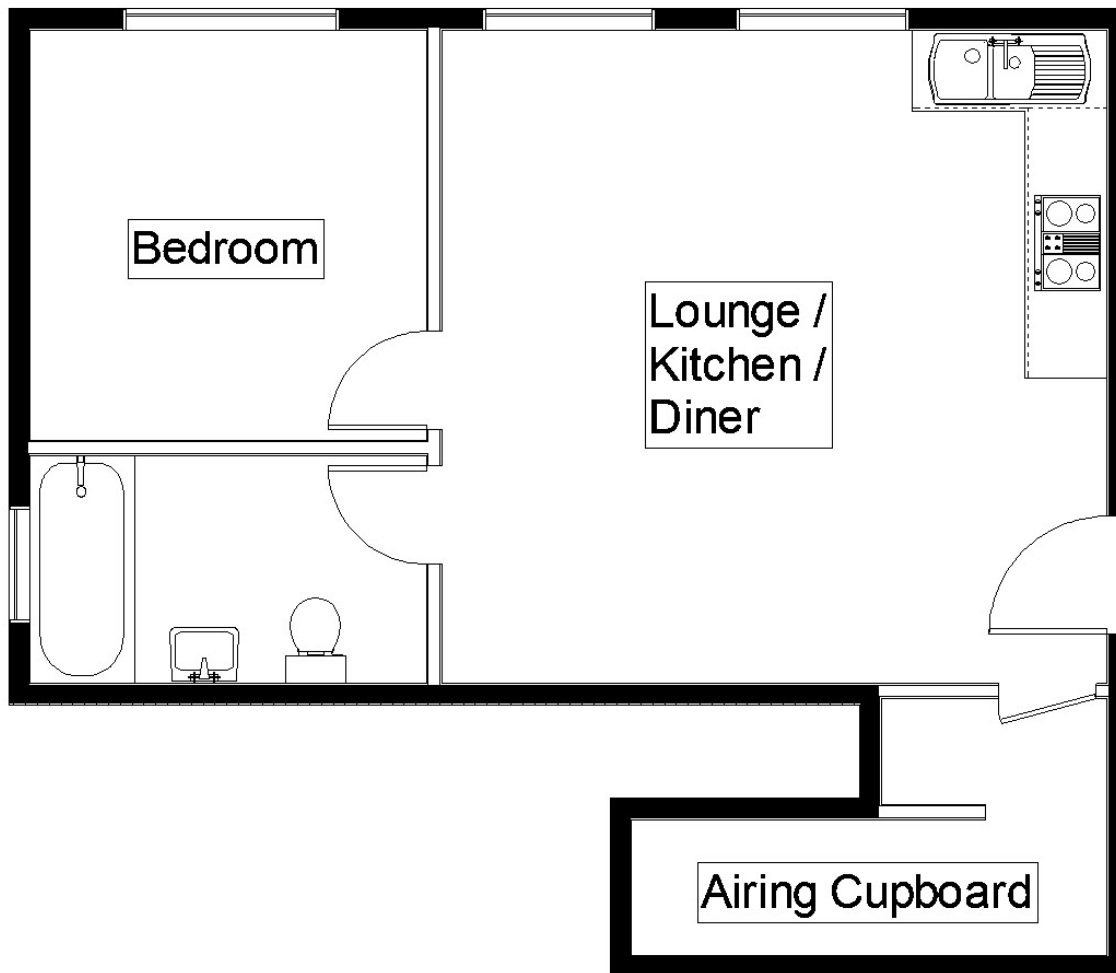
A modern bathroom fitted with a bath with shower over and glass screen, WC, and wash hand basin with storage below. Further features include concrete-effect LVT flooring, heated towel rail, high-level obscure window to the side aspect, illuminated mirror with anti-steam function, and tiled splashback areas

Leasehold Information

We understand from the vendor that the service charge varies depending on the level of work carried out each year and has, to date, been approximately £500–£600 per annum. The ground rent is payable at a peppercorn if demanded. The property benefits from approximately six years remaining on the NHBC warranty. The lease was granted for a term of 150 years from 2022, with approximately 146 years remaining. The property cannot be used for Airbnb or short-term letting. Pets require the management company's prior written consent.

Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council Tax Band B



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

Address: Glenfield Avenue, Felixstowe, IP11

