



Flat 2, Rowan Court, Orwell Road, Felixstowe, IP11 7NY

£230,000 LEASEHOLD (ONE FIFTH SHARE OF THE FREEHOLD)

A tastefully decorated and modernised self-contained apartment situation on the ground floor of this elegant detached and attractive property, situated a few minutes from the town centre and cliff tops with views out to the sea.

The accommodation briefly comprises communal entrance hall and lobby, personal entrance hall, lounge with high ceilings, coving and west facing bay window, modern fitted kitchen, two bedrooms (master bedroom with high ceilings and west facing bay window) and re-fitted bathroom.

Further benefits of this charming apartment include gas fired central heating via radiators, UPVC sealed unit double glazed windows, attractive communal gardens, allocated car parking area and the remainder of an extended 999 year lease.

The property is ideally situated a few minutes walk from the cliff tops and town centre with a variety of local and national high street stores available.

ARCHED RED BRICK STORM PORCH

With original entrance door with beautiful coloured stained glass decorative panels opening to :-

COMMUNAL ENTRANCE LOBBY

Original quarry tiled floor, further original entrance door with beautiful decorative coloured stained glass panels opening to :-

COMMUNAL ENTRANCE HALLWAY

With personal entrance doors to apartment 1 and apartment 2.

ENTRANCE HALLWAY - Radiator, wood plank effect flooring.

LOUNGE 20' 4" max into bay reducing to 16'10" x 14'6" max reducing to 13' 4" (6.2m x 4.06m)

A beautiful light bright room with a south and west aspect featuring high ceilings with cornicing, picture rails and attractive twin arched recesses with shelving and cupboards, fireplace surround with gas living flame effect fire and marble hearth, two radiators, TV point, UPVC sealed unit double glazed square bay window.

KITCHEN 8' 6" x 8' (2.59m x 2.44m)

Re-fitted with a modern range of farmhouse style units comprising base cupboards and drawers with wood grain effect work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in AEG stainless steel oven with Bosch four ring induction hob, splashback, stainless steel extractor hood, under cupboard lighting, LED ceiling spotlights, space and plumbing for automatic washing machine, space for separate fridge and freezer, wall mounted Baxi platinum gas fired boiler, extractor fan, UPVC sealed unit double glazed window.

INNER LOBBY (LEADING FROM THE LOUNGE)

Wood plank effect flooring, built in storage cupboard, door to :-

BEDROOM ONE 14' 6" into recess reducing to 13'4" x 14'2" into bay reducing to 10' 8" (4.42m x 3.25m)

A light bright room with character incorporating high ceilings with coving, feature original arched recess, radiator, UPVC sealed unit double glazed west facing bay window with window seat with drawers and cupboards below.

BEDROOM TWO 10' 10" max x 5' 8" (3.3m x 1.73m)

Radiator, picture rail, coved ceiling, feature archway and UPVC sealed unit double glazed window.

SHOWER ROOM

Re-fitted with a modern white contemporary style suite comprising tiled walk in shower with twin head shower unit and glazed sliding door, low level WC, wash hand basin with mixer tap, fully tiled walls, heated towel rail/radiator, fitted cupboards, LED ceiling spotlights, extractor fan.

OUTSIDE

Rowan Court stands within attractive communal gardens with resident parking to the side. One car parking space is allocated to apartment 2. Small enclosed courtyard area with shared brick-built store.

TENURE - LEASEHOLD

Remainder of a 999-year lease commencing September 2016. One fifth share of the freehold sold with the apartment.

SERVICE CHARGE

£50 per month

AGENTS NOTE

Sub letting of the apartment is not permitted under the terms of the lease.

COUNCIL TAX

Band 'A'

Address: Flat 2, Rowan Court, 46 Orwell Road, FELIXSTOWE, IP11 7NY
RRN: 0340-2513-7650-2206-8211







