Leopold House | Leopold Road | Felixstowe | IP11 7NP

Guide Price £250,000

NICHOLAS
ESTATES

Leopold House | Leopold Road
Felixstowe | IP11 7NP
Guide Price £250,000

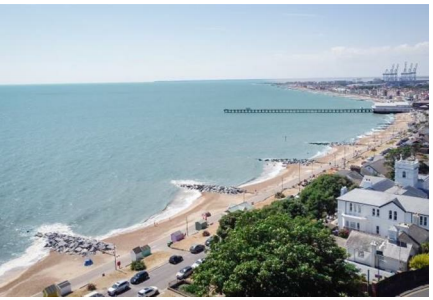
Introducing this spacious first floor 2-bedroom apartment offering generous living space and modern features throughout. The apartment measures approx. 700 square feet. The accommodation comprises, entrance hall, two double bedrooms, bathroom with under floor heating, open plan living area/kitchen and utility cupboard. The property benefits allocated off road parking, gas fired central heating and video phone entry.

- 10 Minute Walk To The Beach
- Allocated Parking Space
- First Floor Apartment
- Two Bedrooms
- Town Centre Location
- 10 Year Advantage AHCI Builders Warranty

Entrance Hall

Entrance door, carpet, video phone entry system, utility cupboard, doors to;

Introducing this spacious first floor 2-bedroom apartment offering generous living space and modern features throughout. The apartment measures approx. 700 square feet.



Living/Kitchen Area

17'9 x 12'6 excluding door recess (5.41m x 3.81m excluding door recess)

Side & rear aspect double glazed windows, two radiators, carpet and wood effect vinyl flooring, range of base units, work surface with 1.5 bowl stainless steel sink & drainer, enclosed wall mounted gas fired combi boiler, integral fridge/freezer, recessed spot lights and electric oven & hob.

Bedroom 1

11'2 x 14'1 max 7'7 min (3.40m x 4.29m max 2.31m min)

Rear aspect double glazed window, radiator and carpet

Bathroom

Side aspect double glazed window, heated towel rail, dual flush w/c, hand wash basin, tiled walls, wood effect vinyl flooring, recessed spot lights, extractor fan and panelled bath with shower over.

Bedroom 2

12'4 x 9'9 (3.76m x 2.97m)

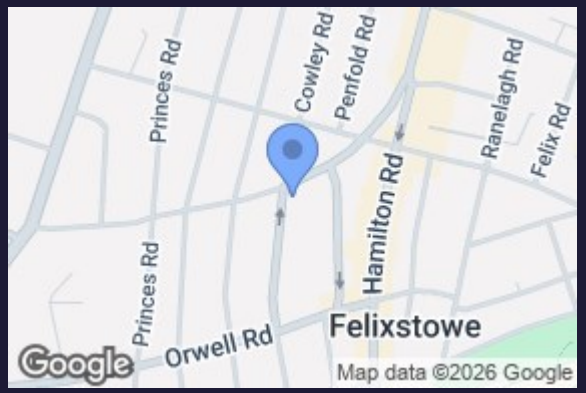
Rear aspect double glazed window, radiator and carpet.

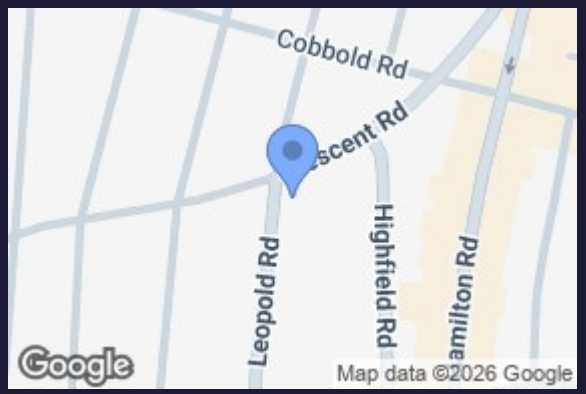
Agents Note

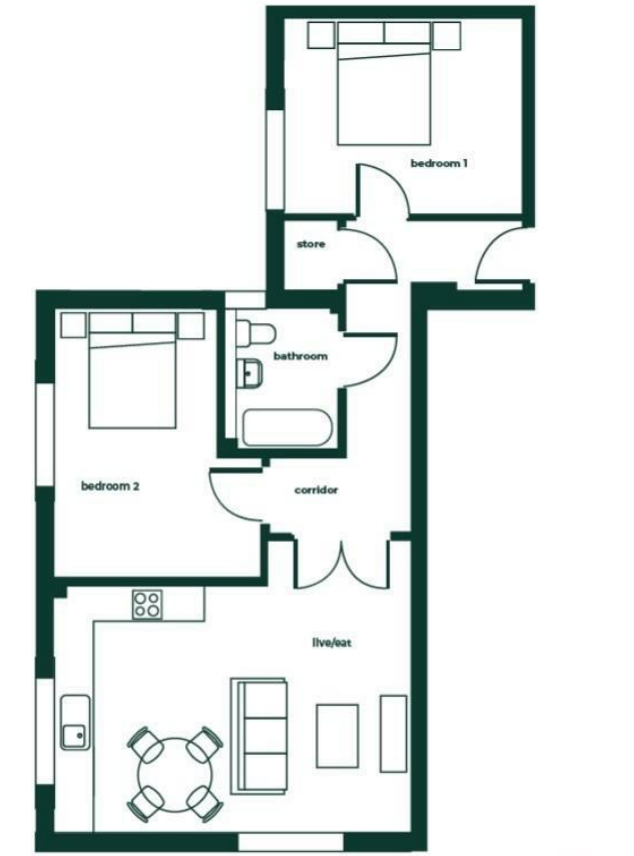
Leasehold - 999 year lease

Service Charge - £1,767.43 per annum

10 Year Structural Warranty Provided

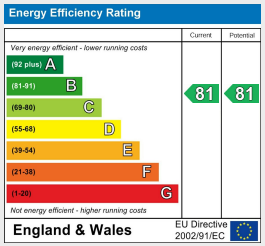






Bedroom 1	3.8m x 3.1m	12'4" x 10'1"
Bathroom	1.8m x 2.2m	5'9" x 7'2"
Bedroom 2	3.3m x 4.2m	10'8" x 13'7"
Live/Eat	5.7m x 3.9m	18'7" x 12'7"

Council Tax Band **New Build** EPC Rating **B**



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk