



Leopold Road, Felixstowe,
£100,000

GRACE ESTATE AGENTS are delighted to present this one-bedroom duplex apartment, situated within easy walking distance of Felixstowe train station, town centre and seafront. Offering a share of the freehold and its own private entrance door, this property presents an excellent opportunity for first-time buyers, investors or those seeking a conveniently located coastal home.

The accommodation is arranged over two floors and benefits from a separate kitchen and living room, providing distinct spaces for cooking and relaxing, along with a ground-floor bathroom. The property also enjoys access to a communal garden, offering valuable outdoor space.

Conveniently positioned for local amenities, transport links and the attractions of Felixstowe seafront, the apartment further benefits from a 144-year lease remaining, alongside the advantage of a share of the freehold.

An appealing property combining a convenient location, private access and attractive ownership benefits, early viewing is recommended to fully appreciate the accommodation and its setting.

Kitchen

10'0" x 10'4" (3.07 x 3.17)

Matching eye level and base units with worktops over, space for single electric oven and fridge freezer. Single bowl sink with side drainer and mixer tap. Electric radiator, double glazed window to side aspect and access to the rear garden.

Bathroom

5'3" x 6'4" (1.62 x 1.94)

Double glazed window to rear aspect, low level WC, space for washing machine, extractor fan, hand wash basin and walk in shower with electric shower on riser rail.





Living Room

12'4" x 11'10" (3.78 x 3.62)

Double glazed window to side aspect, access to the rear garden, electric radiator and access to the first floor.

Master Bedroom

11'3" x 11'4" (3.44 x 3.47)

Double glazed window to rear aspect, electric radiator and stairs to the ground floor.

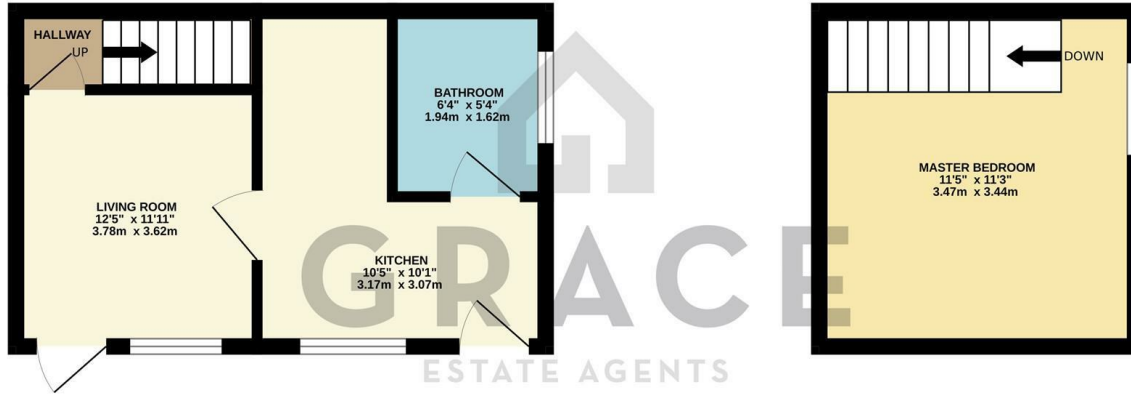
Outside

Communal Garden - The garden is a good-sized, enclosed outdoor space featuring a lawn area with established shrubs, mature trees and planted borders. The garden is mainly laid to grass, with paved sections providing space for seating. There is a garden shed, timber fencing and a patio area with a garden bench, offering potential for outdoor relaxation and entertaining.



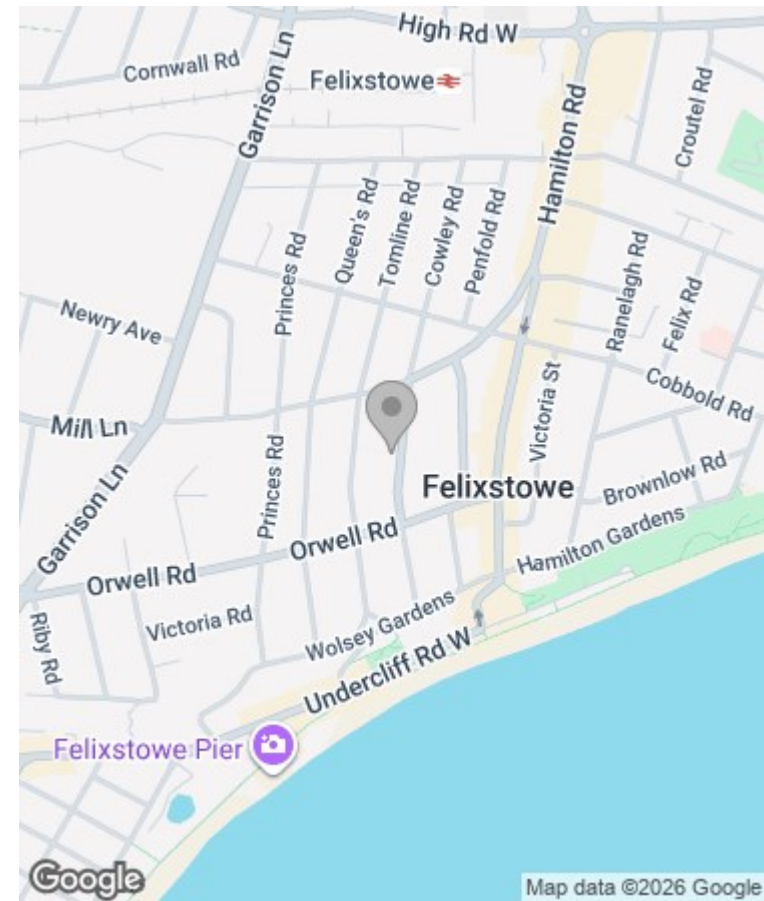
GROUND FLOOR
229 sq.ft. (21.3 sq.m.) approx.

1ST FLOOR
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	