

Flat 4 Lindley House, 28 Leopold Road, Felixstowe, Suffolk, IP11 7NP

£225,000 SHARE OF FREEHOLD

DIAMOND MILLS
Established 1908

Situated within close proximity of the town centre and sea front, a first floor flat with a private canopied balcony, forming part of a striking converted Edwardian building having been finish to an excellent standard. The property is offered for sale with vacant possession, no onward chain.

Flat 4 offers a security entry phone system and is equipped with a modern gas fired central heating system and UPVC double glazed windows. The light and spacious flat offers a wealth of original features including tall ceilings and bay windows and the accommodation briefly consists of an entrance hall with access to loft storage via drop down ladder, open plan contemporary kitchen living room with a bay window and access to a private canopied balcony, two double bedrooms and a bathroom suite with a separate shower cubicle.

There is one allocated parking space located at the rear of the building and each flat will be sold with a share of the freehold interest and the remainder of a 999 year lease.

FEATURE STAINED GLASS ENTRANCE DOOR AND MATCHING SIDE PANELS TO

COMMUNAL ENTRANCE HALLWAY
Staircase to first floor and solid wood entrance door to Flat 4.

ENTRANCE HALL
Karndean flooring. Radiator. Security entry phone. Built in cupboard with plumbing for automatic washing machine and housing gas fired combination boiler. Vertical radiator. CO2 and smoke alarms. Loft access with drop down ladder with storage space in the loft.

OPEN PLAN KITCHEN AND LIVING ROOM
20' 2" x 16' 5" into bay (6.15m x 5m) reducing to 13'7"
LIVING ROOM
Fitted carpet. Two radiators. Bay window to front aspect.

KITCHEN
Karndean flooring. Contemporary fitted kitchen comprising range of eye and base level units, Quartz work tops and upstands, central island with breakfast bar overhang, integrated appliances to include under counter electric single oven, four ring induction hob with stainless steel extractor shoot over, integrated fridge freezer, inset one and a half bowl stainless steel sink, integrated Microwave oven, wine fridge, integrated dishwasher, spotlights. Traditional French windows and doors with decorative stained glass opening onto:-

CANOPIED BALCONY
9' 7" x 3' 6" (2.92m x 1.07m)
BEDROOM 2
9' 4" x 9' 3" (2.84m x 2.82m) Vertical radiator. Window to rear aspect.

BATHROOM
8' 6" x 6' 10" (2.59m x 2.08m) Tiled floor. Contemporary white suite comprising low level WC, vanity wash hand basin, bath unit, separate shower cubicle, part tiled walls, chrome heated towel rail, window to side aspect, spotlights, extractor fan. Recess shelving.

BEDROOM 1
10' 8" x 10' 4" (3.25m x 3.15m) Vertical radiator. Window to rear aspect.

PARKING
There is one off road allocated parking space included in the sale which is situated via a driveway from leopold road behind the building.

TENURE
Flat 4 will be sold with a 25% share of the freehold and the remainder of a 999 year lease. The building insurance and maintenance and cleaning of the building is divided equally between the four flats.

EPC
Rating D (63) with potential of C (76). The current EPC report is valid until 3rd March 2031.

COUNCIL TAX BAND
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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.















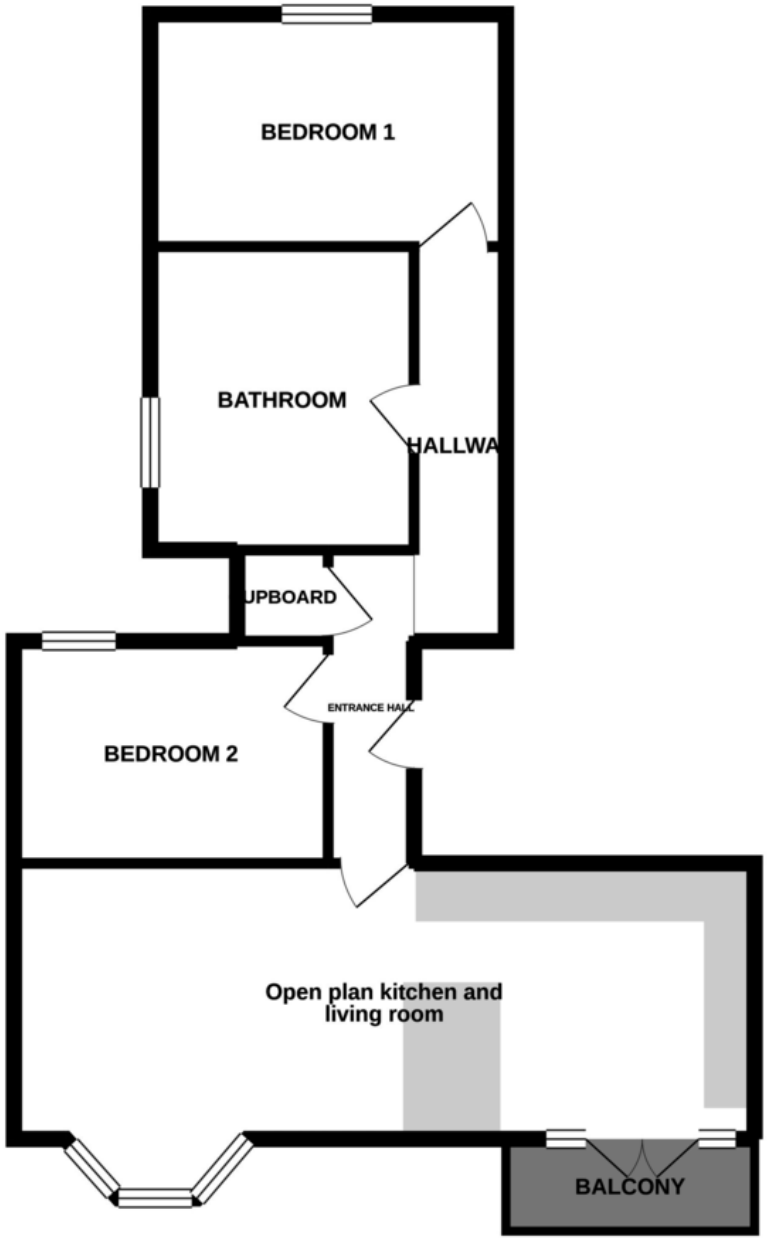
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RICS

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FIRST FLOOR


BEDROOM 1
BATHROOM
HALLWA
UPBOARD
ENTRANCE HALL
BEDROOM 2
Open plan kitchen and living room
BALCONY