



Guide price £120,000  
Landguard Court, Felixstowe, IP11



 1  
Bedroom

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Wainwrights presents this well-maintained one-bedroom property just moments from the beach, with sea views visible on approach. Ideal for first-time buyers, downsizers, or investors, and offered with no onward chain.

The property includes a bright lounge, modern fitted kitchen with integrated oven and hob, a comfortable bedroom, and a contemporary shower room with a walk-in rainfall shower. To the rear, there are pleasant views towards the gardens and parking area.

Outside, the property benefits from a private garden mainly laid to lawn with shrubs, an allocated parking space, and visitor parking. Additional features include UPVC double glazing, modern electric heating, and useful storage.

**Entrance Hallway**

UPVC double glazed window to the rear aspect overlooking the gardens and car park. Carpeted flooring, wall-mounted heater and built-in cupboard housing the modern hot water cylinder with airing cupboard shelving.

**Lounge** *4.20m x 3.00m (13' 9" x 9' 10")*

UPVC double glazed window to the front aspect. Carpeted flooring, wall-mounted storage heater and ceiling spotlights.

**Kitchen** *3.12m x 2.21m (10' 3" x 7' 3")*

UPVC double glazed window to the front aspect. Fitted kitchen comprising laminate worktops with inset single drainer stainless steel sink and mixer tap. Range of Shaker-style floor level cupboards and drawers with matching eye-level units. Integrated four-burner electric hob with integrated oven below. Space for fridge/freezer and plumbing for washing machine. Partially tiled walls, ceramic tiled flooring and ceiling spotlights.

**Bedroom** *3.00m x 3.00m (9' 10" x 9' 10")*

UPVC double glazed window to the rear aspect. Carpeted flooring.

**Bathroom** *2.23m x 1.40m (7' 4" x 4' 7")*

Walk-in shower with glass and chrome screen, overhead rainfall shower and handheld attachment with concealed mixer controls. Chrome heated towel radiator, floating vanity unit with wash hand basin and WC with concealed cistern. Partially tiled walls, fitted mirror with integrated lighting and anti-condensation feature. Grey laminate flooring.

**Outside (Rear)**

UPVC fully glazed door in brown mahogany effect opening to the rear of the property where there are communal gardens and a car park. The property benefits from its own private garden space, mainly laid to lawn with established shrubs to the borders. One allocated parking space plus additional visitor parking available.

**Leasehold Information**

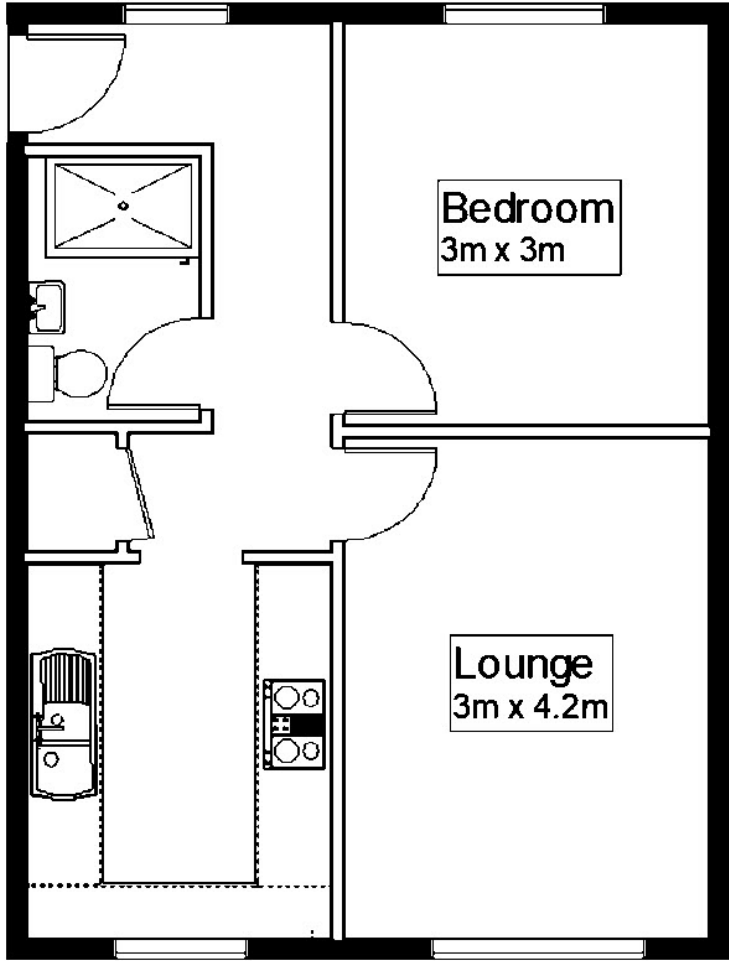
We understand from the vendor the Annual ground rent is £58 ,there are no service charges, Lighting and garden maintenance is £5 every quarter, there is 77 years left on the lease and annual insurance is £457.

**Additional Information**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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