Harvest House Cobbold Road | | Felixstowe | IP11 7SP

Offers In The Region Of

NICHOLAS
ESTATES

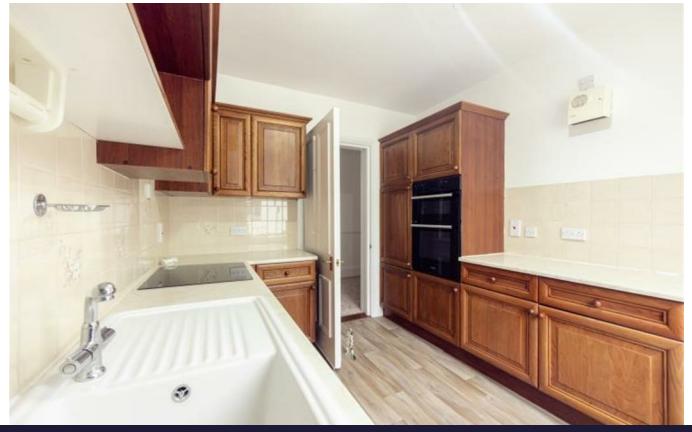
# Harvest House Cobbold Road | Felixstowe | IP11 7SP
## Offers In The Region Of £290,000

A very well presented, recently redecorated throughout two bedroom apartment, situated in the historic Grade II listed, over 55's, Harvest House development.

- Over 55's Development
- Video Phone Entry System
- Recently Redecorated Throuhgout
- Master Bedroom & Lounge with Sea Views
- Two Double Bedrooms
- No Onward Chain

### Entrance Hall
Side aspect entry door, carpet, mirrored fitted cupboards, video entry system, electric panel heater, doors to;

### Bedroom
15'2 x 13'6 (4.62m x 4.11m)
Rear aspect sash window with secondary glazing providing direct sea views, carpet and electric panel heater.



A very well presented, recently redecorated throughout two bedroom apartment, situated in the historic Grade II listed, over 55's, Harvest House development. The accommodation is accessed via a gran communal hall way, with a lift and stairs leading to the to the third floor, comprising, entrance hall, main bedroom and lounge both offering with direct sea views, bedroom two, kitchen and a four

## Bedroom
12'2 x 10'8 (3.71m x 3.25m)
Front aspect sash window, carpet and electric panel heater.

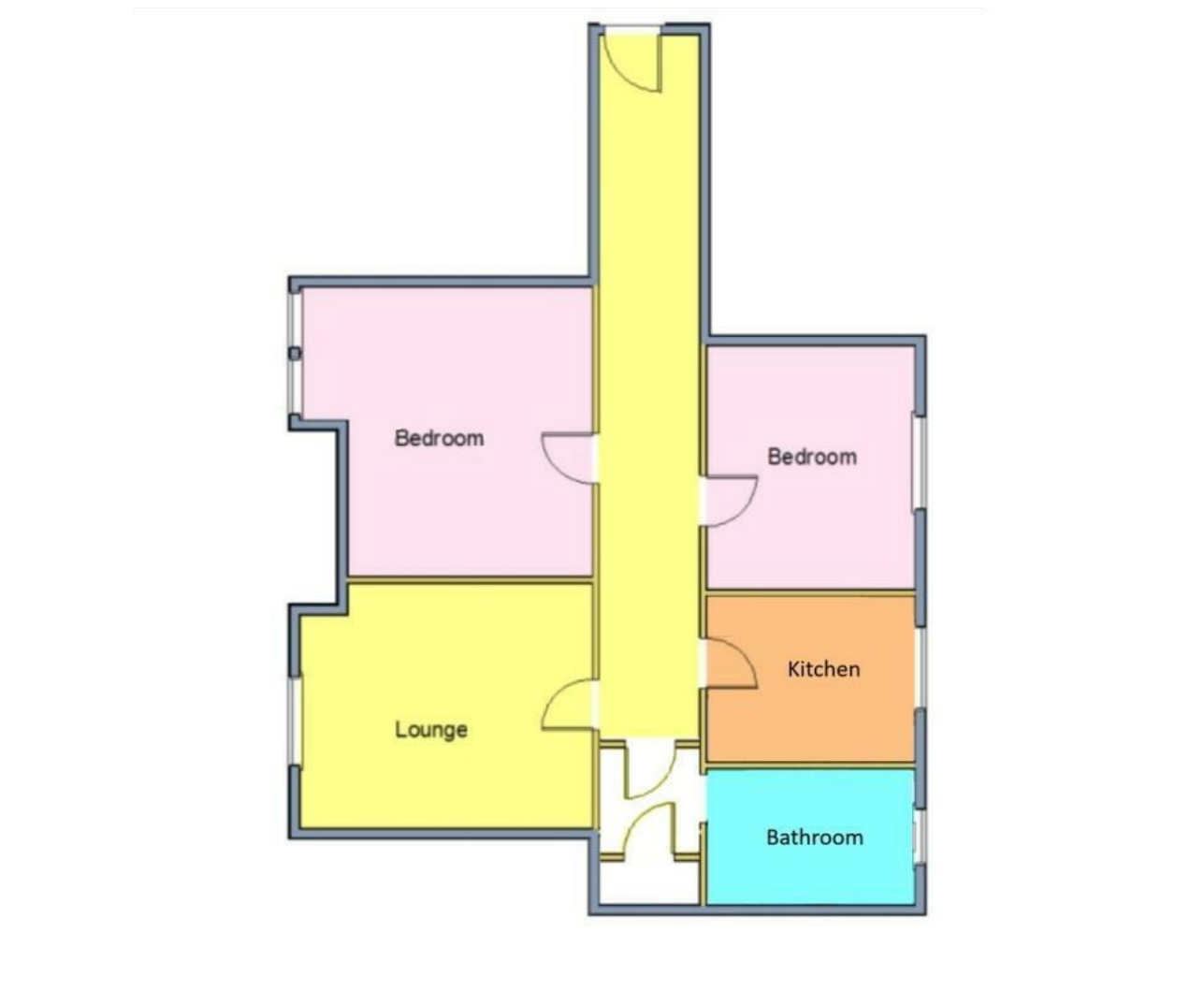
## Kitchen
10'8 x 9'1 (3.25m x 2.77m)
Front aspect sash window, wood effect vinyl flooring, work surface, sink & drainer, space fore washing machine, wall and base mounted units, electric hob, eye level double oven and electric fan heater.

## Lounge
15'4 x 11'6 (4.67m x 3.51m)
Rear aspect sash window with secondary glazing and direct sea views, carpet and electric panel heater.

## Inner Hall
Carpet, airing cupboard, open to;

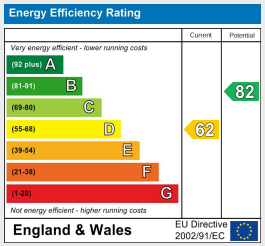
## Bathroom
Two front aspect sash windows, wood effect vinyl flooring, two heater towel rails, low level flush w.c, hand wash basin, panelled bath and tiled shower cubicle.

## Agents Note
Leasehold Info - The apartment benefits from a share of the freehold, and also has a 999 year lease from 1985, with 958 remaining.
Ground Rent - £100 per annum
Service Charge - £5,316 per annum




Council Tax Band

EPC Rating **D**

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