



Bowling Green Court, 51 Tomline Road | | Felixstowe | IP11 7QE

Asking Price £180,000

NICHOLAS
— ESTATES —

Bowling Green Court, 51 Tomline Road

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Felixstowe | IP11 7QE

A very well presented two bedroom ground floor flat situated close to the Town Centre and within walking distance of Felixstowe Seafront.

- Ground Floor Apartment
- No Onward Chain
- Walking Distance to Town Centre & Sea Front
- One Allocated Parking Space
- Two Bedrooms

Entrance Hall

Entrance door, wood effect vinyl flooring, radiator, doors to shower room, lounge/diner, bedrooms 1 & 2 and kitchen.

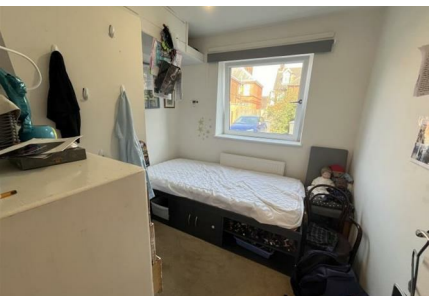
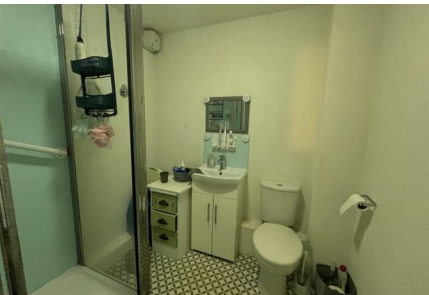
Lounge/Diner

19'4 x 11'5 (5.89m x 3.48m)

Rear aspect double glazed window, two radiators, carpeted flooring.



A very well presented two bedroom ground floor flat situated close to the Town Centre and within walking distance of Felixstowe Seafront. The accommodation comprises communal hallway leading to the front door, entrance hall, lounge/diner, bedroom 1, bedroom 2 and shower room. The property benefits an allocated parking space, gas fired central heating and uPvc double glazed windows.



Kitchen

11'4 max x 6'6 (3.45m max x 1.98m)

Rear aspect double glazed window, work surfaces, space for washing machine, and under counter fridge, boiler cupboard with combi boiler, 4 ring gas hob, electric oven, stainless steel sink & drainer, extractor hood, radiator, wood effect vinyl flooring, tiled splash backs & wall & base mounted units.

Bedroom 1

10'9 x 8'2 (3.28m x 2.49m)

Rear aspect double glazed window, carpeted flooring, radiator.

Shower Room

Low level flush W.C, wash hand basin, heated towel rail, tile effect vinyl flooring, Aquaboard shower cubicle.

Bedroom 2

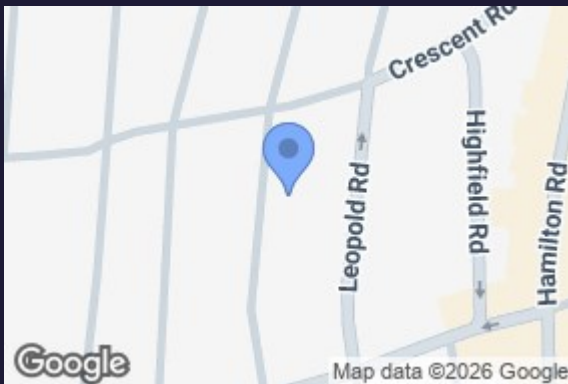
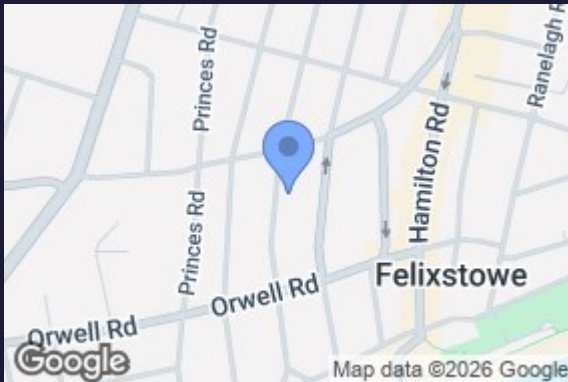
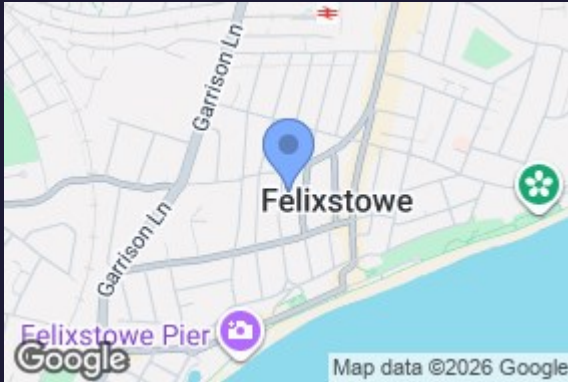
8'2 x 6'3 (2.49m x 1.91m)

Rear aspect double glazed window, carpeted flooring, radiator, built in wardrobe with office furniture.

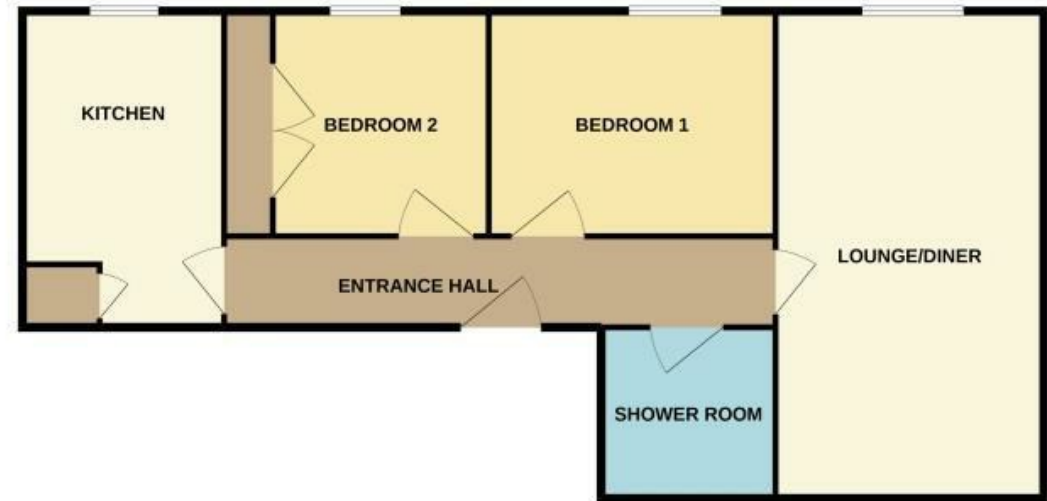
Agents Note

1/6th Share Freehold Lease - 993 years remaining
Service Charge & Ground Rent - approx £400 per annum.

The lease prevents pets or Air BnB



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	72
(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

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