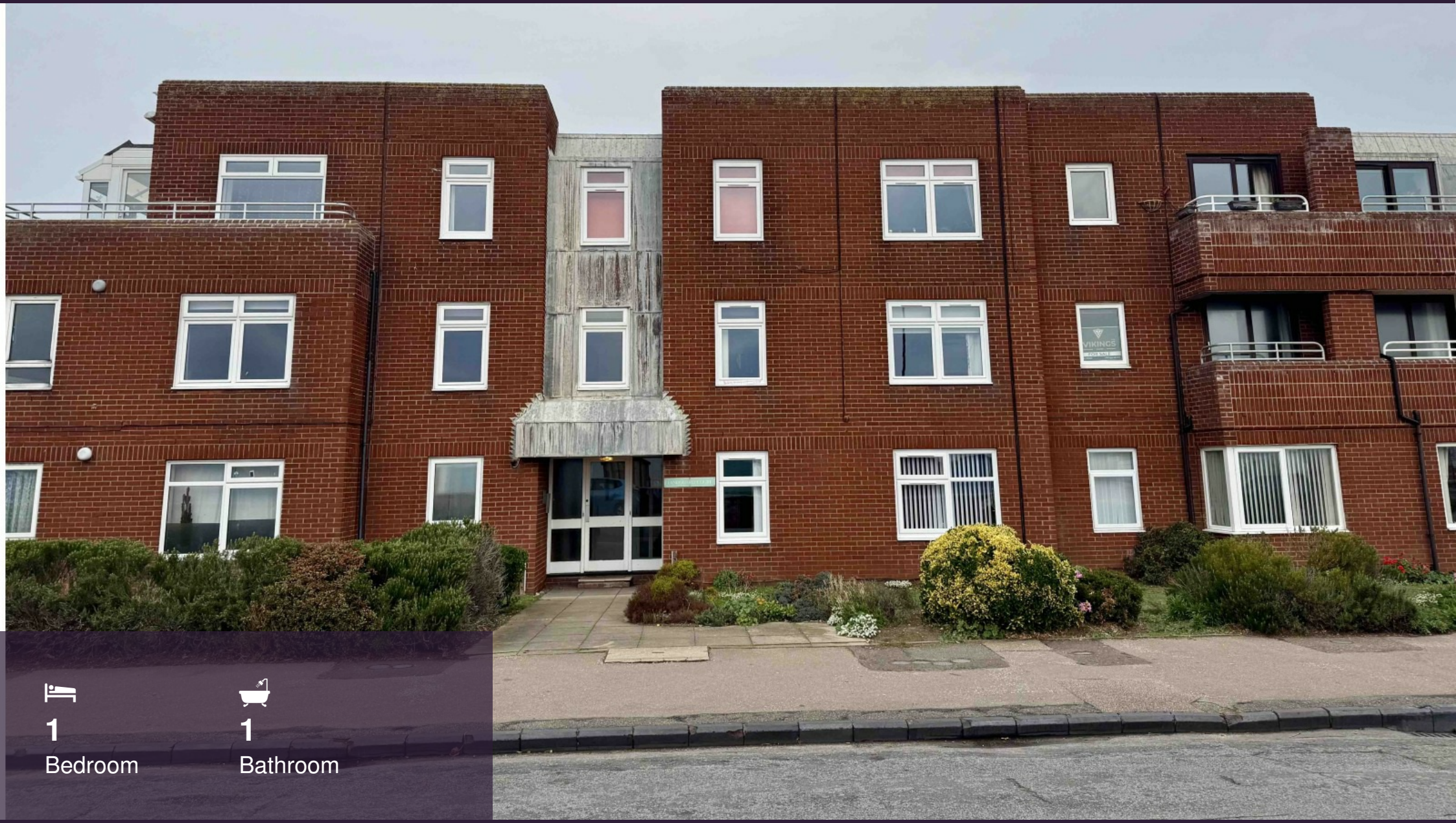
£119,995

Landguard Court, Felixstowe, IP11



1 Bedroom

1 Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

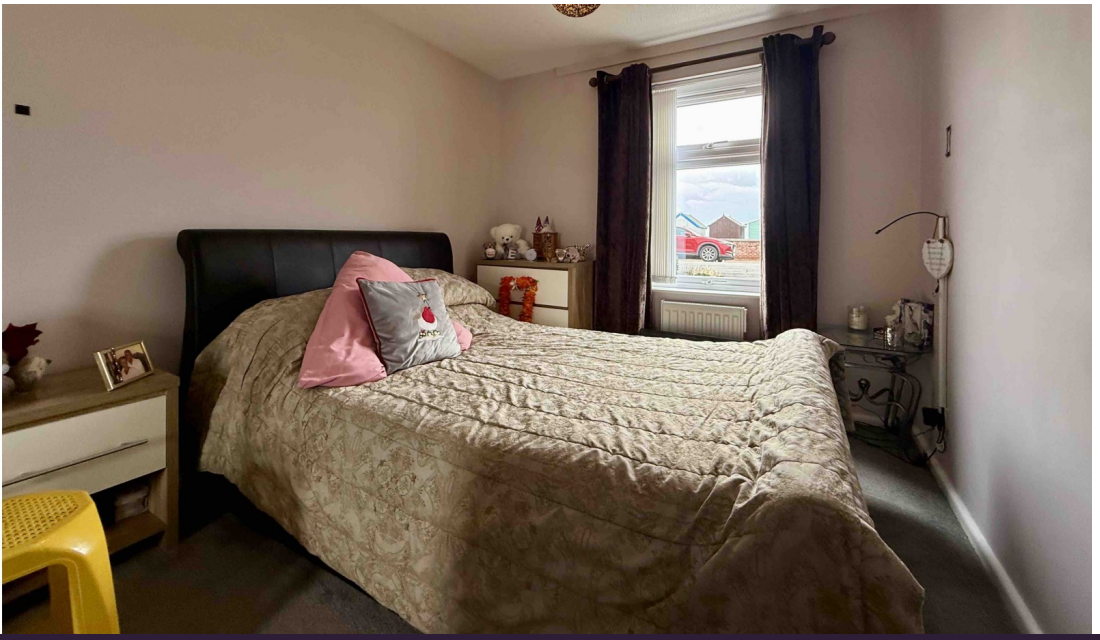
01394 275276

£119,995

Landguard Court, Felixstowe, IP11







Wainwrights presents this one-bedroom seafront apartment, enjoying views towards the sea and easy access to Felixstowe's beach and promenade. The accommodation includes an open-plan living area with a modern fitted kitchen and breakfast bar, a bedroom with built-in mirrored wardrobes and a modern shower room. A reserved parking space, visitor parking and a separate private storage cupboard add everyday convenience, while the coastal setting is ideal for enjoying beach walks and time beside the sea.

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276

Outside front

Situated directly on Felixstowe's seafront, the property is separated from the beach by the road and beach huts. Well-maintained communal gardens lie to the front, with a paved pathway leading to the communal entrance, which benefits from a telephone entry system. Inside, a small communal lobby provides access to the apartment's private front door.

Hallway

Grey wood-effect laminate flooring, a modern wall-mounted electric radiator, an electrical consumer unit and a built-in storage cupboard. Doors lead to all rooms.

Open-plan living area *6.54m x 3.20m at widest (21' 5" x 10' 6")*

The carpeted living area features a UPVC double-glazed window with views towards the sea and a modern wall-mounted programmable electric radiator. The open-plan arrangement provides space for relaxing and entertaining, with a breakfast bar connecting the living and kitchen areas. The kitchen has grey wood-effect laminate flooring and is fitted with wood-effect Shaker-style wall and base units, drawers, marble-effect laminate worktops and matching splashbacks. Appliances include an electric four-ring hob with a stainless-steel extractor hood above, an electric oven beneath, an integrated fridge/freezer and an integrated dishwasher. There is also space and plumbing for a washing machine and an inset one-and-a-half bowl stainless-steel sink. A UPVC double-glazed window overlooks the rear, while ceiling spotlights provide additional lighting. Built-in storage includes a shelved cupboard and an airing cupboard housing the hot water cylinder.

Bedroom *2.68m x 3.54m (8' 10" x 11' 7")*

A carpeted bedroom with a UPVC double-glazed window to the front aspect, a modern wall-mounted electric radiator and a built-in floor-to-ceiling wardrobe with sliding mirrored doors.

Shower room *1.93m x 1.67m (6' 4" x 5' 6")*

Grey wood-effect laminate flooring continues from the hallway. The room is fitted with a curved glass shower enclosure with sliding doors, a Triton T80 electric shower and a fully tiled shower area. A modern fitted vanity unit incorporates a wash basin, storage cupboards and a WC with a concealed cistern, complemented by a white worktop and matching high-level cupboards. Further features include a UPVC window to the rear aspect and a chrome electric heated towel rail.

Outside rear and parking

A communal rear door provides access to the parking area, where the apartment benefits from one reserved parking space, with additional shared visitor spaces available. Adjacent are the communal bins. There is also a large separate storage cupboard belonging to the apartment and a small garden area currently laid with artificial grass.

Leasehold information

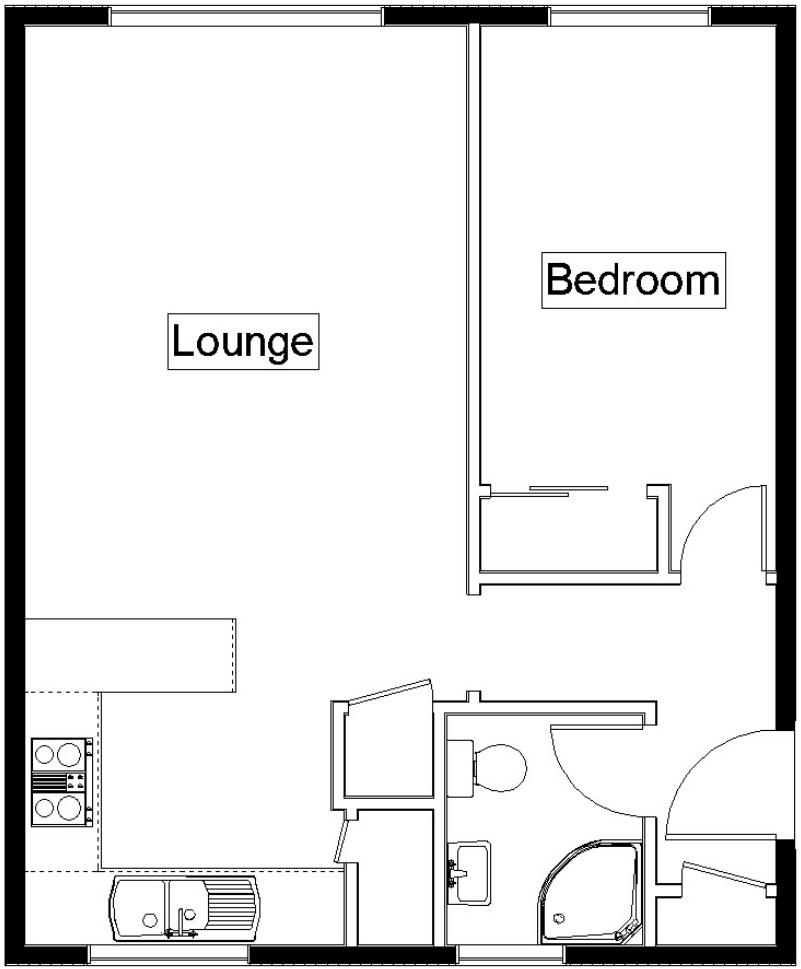
We understand from the vendor that approximately 76 years remain on the lease. Ground rent is £170 per annum, payable in two half-yearly instalments of £85. There is no fixed service charge. Owners are billed monthly for communal lighting and garden maintenance, with charges typically ranging from £12 to £20 per month. Buildings insurance is billed annually, with the charge for the current year approximately £345. Repairs are reported to FirstPort, who assess each issue and determine responsibility for arranging and covering the cost of the necessary work. The lease terms and charges should be confirmed by the buyer's solicitor.

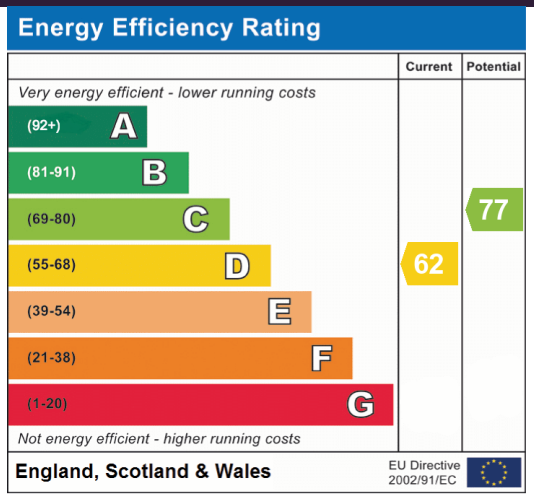
Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band A.

£119,995

Landguard Court, Felixstowe, IP11





Address: Landguard Court, Felixstowe, IP11