



Flat 3 Barley Court, Holmhill Drive, Felixstowe, IP11 9FS

£240,000 LEASEHOLD

Located on the popular Laureate Fields development built by the Generator Group of Developers in 2021 is this beautifully presented modern two bedroom ground floor apartment.

In addition to the two bedrooms the apartment benefits from open plan kitchen/living space with double doors opening out onto an enclosed patio area, allocated off road parking with further visitors space and a modern bathroom.

The accommodation in brief comprises entrance hall, utility cupboard, open plan living kitchen/diner, two double bedrooms and modern bathroom, heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Laureate Fields is situated in the generally sought after area of Old Felixstowe, a few minutes walk to open countryside and convenient for both golf and sailing facilities at Felixstowe Ferry, in addition to being within approximately one and a quarter mile from Felixstowe's main town centre.

Secure video entry system communal entrance door opening into communal hallway. Apartment 3 is located on the ground floor with an entrance door opening into:

ENTRANCE HALLWAY

Wood flooring, radiator, large utility cupboard with space and plumbing available for a washing machine, extractor, doors to :-

OPEN PLAN KITCHEN/DINING/LIVING SPACE 22' 6" x 15' 7" (6.86m x 4.75m)

KITCHEN

Modern fitted kitchen comprising fitted worktops with matching splash screen, fitted storage units above and units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as a dishwasher, fridge/freezer, electric oven with four ring induction hob and cooker extractor above, cupboard housing combi boiler, solid wood flooring, window to side aspect.

LOUNGE/DINING AREA

Two radiators, solid wood flooring, TV point, windows to side and rear aspect with French doors opening out onto an enclosed patio area.

BEDROOM ONE 15' 3" x 9' 4" (4.65m x 2.84m)

Radiator, TV point, window to rear aspect.

BEDROOM TWO 12' 6" x 9' 3" (3.81m x 2.82m)

Radiator, TV point, window to rear aspect.

BATHROOM 6' 11" x 6' 5" (2.11m x 1.96m)

Modern suite comprising WC with hidden cistern, wash hand basin with mixer tap, panelled bath with twin shower head over, fitted shower screen, part tiled walls, shaver point, heated towel rail extractor.

OUTSIDE

The apartment benefits from one allocated off road parking space via a communal car park where there are additional visitor parking spaces available. In the communal car park there is an additional bike store and bin store.

TENURE - LEASEHOLD

The property has the remainder of a 125 year lease from 2021.

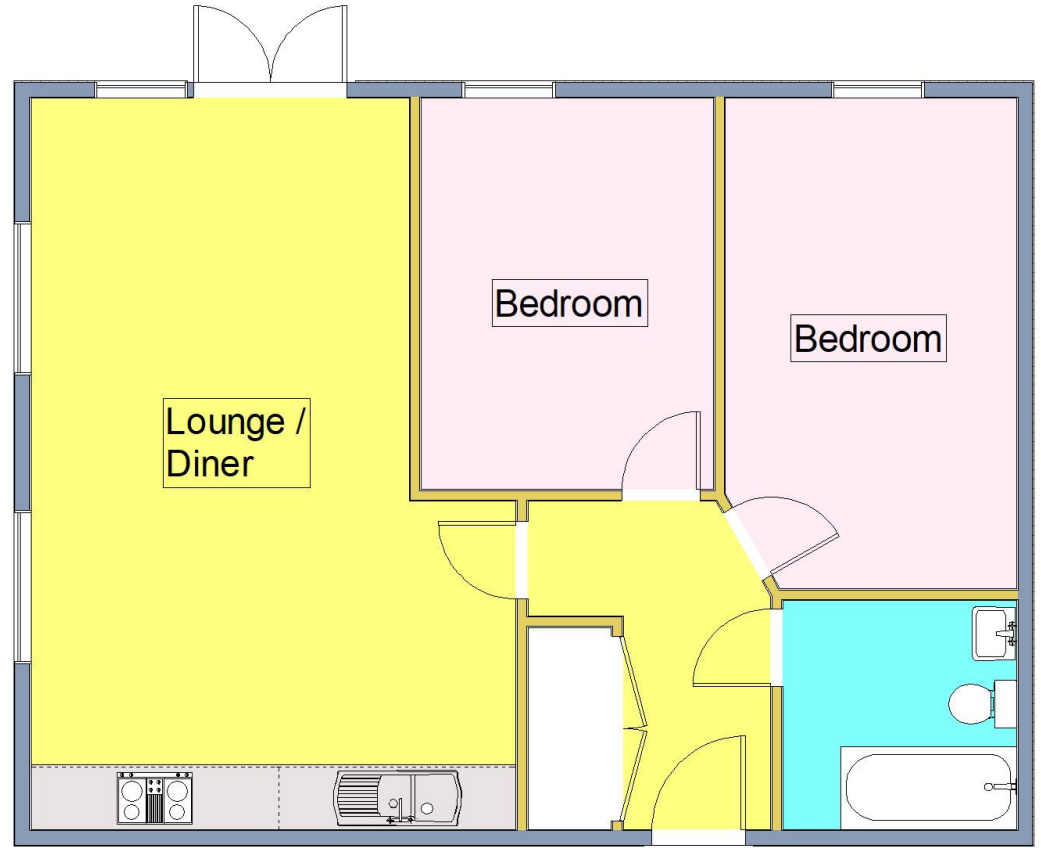
SERVICE CHARGE & GROUND RENT

We understand from the current owner that the service charge is approximately £1,480 per annum with the ground rent £200.00 per annum.

COUNCIL TAX

Band 'B'





Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		