

120b Hamilton Road, Felixstowe, IP11 7AB



**1** bedrooms  
**1** reception room  
**1** bathroom

**Freehold**

**£130,000**

Subject to contract  
Ideal for first time buyers  
or investors



An ideal first time or investment purchase with this top floor, one bedroom apartment conveniently located in the heart of Felixstowe Town Centre.

# Some details

## General information

Located on the top floor and situated within the heart of Felixstowe Town Centre, this one bedroom apartment would be ideal for first time or investment buyers.

The communal entrance is located at the rear of the property and has stairs leading to the entrance door on the first floor. A further staircase leads up to the flat with doors into each room.

At the front there is an open plan living area which has a new high gloss kitchen and large window. The bedroom is positioned at the rear and has space for a double bed and wardrobes whilst the shower room comprises a low level W/C, vanity unit wash hand basin and a large shower cubicle.

## COMMUNAL ENTRANCE

## ENTRANCE

## OPEN PLAN LIVING AREA

19' 0" x 11' 9" (5.79m x 3.58m)

## BEDROOM

14' 0" x 8' 9" (4.27m x 2.67m)

## SHOWER ROOM

10' 9" x 6' 2" (3.28m x 1.88m)

## LOCATION

The property is situated in the centre of Felixstowe Town Centre and is accessed via the rear. Given it's location, it is within easy reach of all the amenities the town has to offer and is only a short walk from the train station and seafront.

## IMPORTANT INFORMATION

Council Tax Band - A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

EPC rating - tbc

Our ref - AB

## LEASEHOLD INFORMATION

Ground Rent: N/A

Service Charge: N/A

Lease Length: Remainder of a 999 year lease from 2000.

Buildings Insurance: Approximately £272.45 per annum.

## Directions

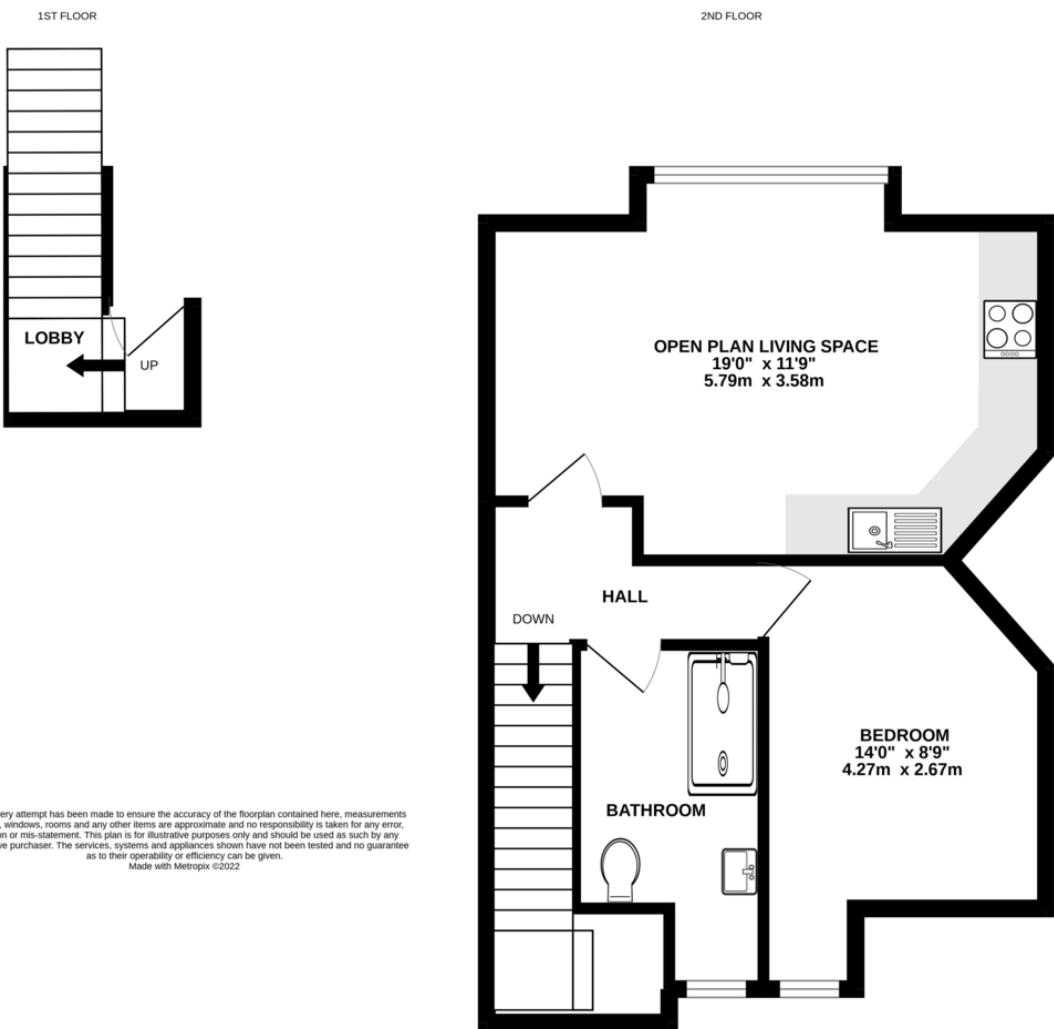
Coming into Felixstowe from the Dock Spur roundabout, take the first exit onto Candlet Road and proceed to the next roundabout, take the first exit onto Grove Road and then take the fourth exit on the following roundabout onto Beatrice Avenue. At the Orwell Hotel roundabout take the 2nd exit onto Hamilton Road. Proceed down Hamilton Road and turn left into Gainsborough Road and next to Bryan Richards Hairdressers is access to the rear of the commercials on Hamilton Road and the property can be found on your right hand side. Alternatively, you can proceed to York Road where another access is located and the property would then be on your left hand side.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

## Viewing

To make an appointment to view this property please call us on 01394 548700.



To find out more or book a viewing

# 01394 548700

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