

4 Homeorr House, Felix Road, Felixstowe, IP11 7EH

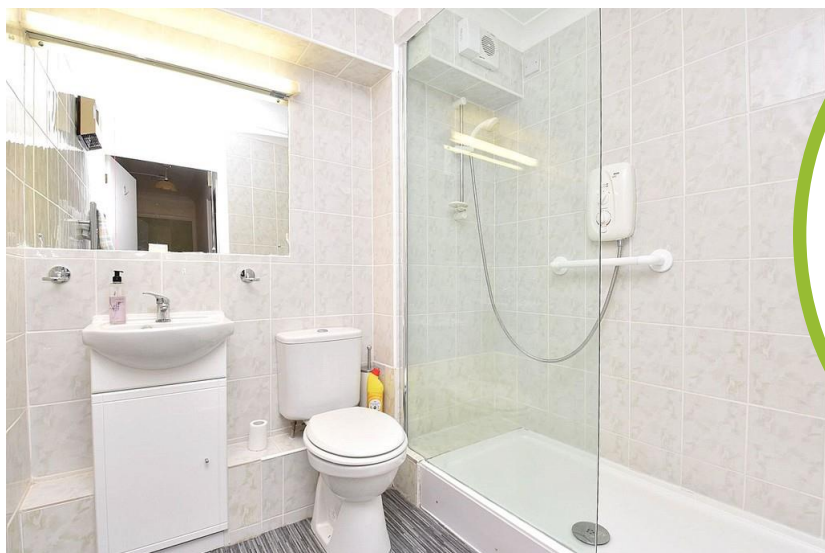
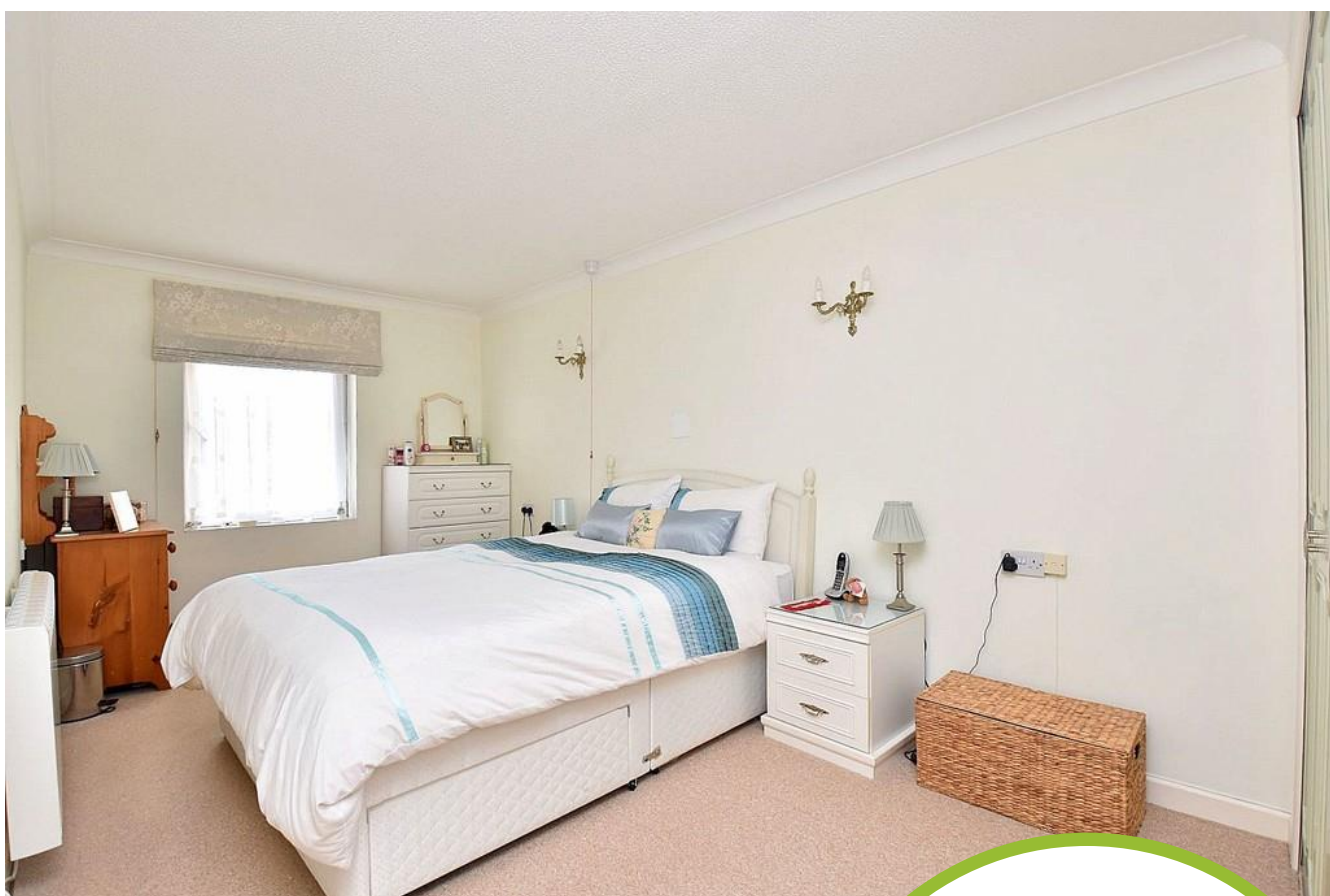


Leasehold

£110,000

Subject to contract
No onward chain

- 1 bedroom
- 1 reception room
- 1 bathroom



Offered for sale with no onward chain, this ground floor retirement apartment exclusively for the over 60's is neatly positioned overlooking the communal gardens.

Some details

General information

Located on the ground floor of the popular retirement development Homeorr House, this one bedroom apartment provides its own access onto the communal gardens. Modernised in recent years, it has been very well maintained and benefits from a modern kitchen and shower room as well as having built in wardrobes in the bedroom. We have also been advised that the heating system has been upgraded to Rointe electric radiators.

Entrance hall

Living-dining room

14' 4" x 11' 4" (4.37m x 3.45m)

Kitchen

7' 2" x 5' 7" (2.18m x 1.7m)

Bedroom

17' 5" x 8' 6" (5.31m x 2.59m)

Shower room

6' 7" x 6' 3" (2.01m x 1.91m)

Outside

The property has a large communal garden with mature plants and trees as well as communal parking via Felix Road that can be enjoyed by all the residents.

Location

Homeorr House is situated down Felix Road on the corner of Gainsborough Road, only a short walk from Felixstowe Town Centre and Seafront.

Important information

Council Tax Band - A

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

Tenure - Leasehold

EPC rating - C

Our Ref: AB

Leasehold information:

Lease Length: Approximately 63 years remaining

Service Charge: £3,923.44 per annum (buildings insurance is included)

Ground Rent: £493.64 per annum

Directions

From our Hamilton Road office, proceed North and turn right into Gainsborough Road. Follow the road approximately 3/4 of the way down and turn right into Felix Road and Homeorr House can be found immediately on the right hand side.

Further information

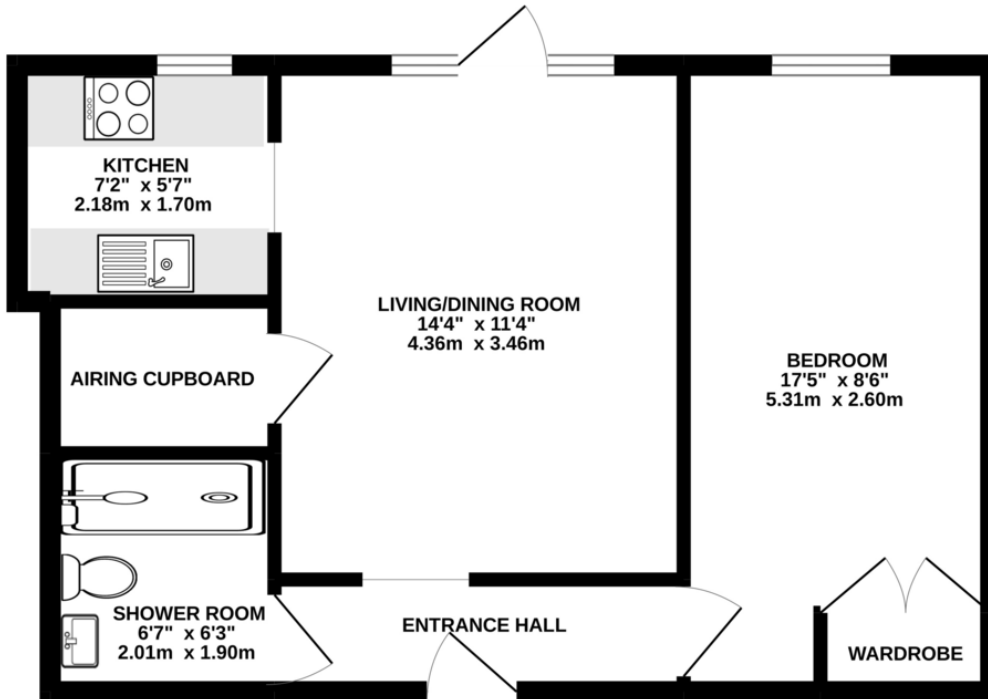
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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To find out more or book a viewing

01394 548700

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