

DIAMOND MILLS

SALES

LETTINGS

AUCTIONS

VALUATIONS

31 Harvest Court, Cobbold Road, Felixstowe, Suffolk, IP11 7SZ



A rarely available two bedroom second floor retirement apartment with a LIFT FACILITY for the over 60's with a GARAGE close to the TOWN CENTRE and SEA FRONT. For sale with vacant possession, no onward chain.



£170,000 GARAGE EN BLOC



117 HAMILTON ROAD, FELIXSTOWE, SUFFOLK, IP11 7BL

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Key Features

- TWO BEDROOM RETIREMENT APARTMENT
- GARAGE EN BLOC
- NO ONWARD CHAIN
- LIFT FACILITY
- COMMUNAL GARDENS
- EPC RATING C
- LOUNGE DINER
- REFITTED KITCHEN
- VIEWING ADVISED
- LEASEHOLD

The accommodation with approximate room sizes:

COMMUNAL ENTRANCE TO NOS 19-36 WITH SECURITY ENTRY PHONE SYSTEM AND DOUBLE DOORS OPENING TO:-

COMMUNAL ENTRANCE HALL WITH ACCESS TO STAIRS AND/OR LIFT FACILITY SERVING ALL FLOORS

APARTMENT NO. 31

Situated on the second floor, entrance door leading into:-

ENTRANCE HALL

16' 3" x 6' 00" maximum reducing to 3'6". (4.95m x 1.83m) Economy 7 storage heater. Built in storage cupboard. Built in airing cupboard and additional storage cupboard.

BEDROOM TWO

9' 5" x 7' 10" (2.87m x 2.39m) Window to rear aspect.

SHOWER ROOM

9' 4" x 7' 6" (2.84m x 2.29m) White suite comprising low level WC, vanity wash hand basin, chrome heated towel rail, shower cubicle, obscured window to rear aspect.

BEDROOM ONE

12' 8" x 10' 4" (3.86m x 3.15m) Window to rear aspect. Dimplex wall heater.

KITCHEN

10' 4" x 9' 11" (3.15m x 3.02m) Fitted kitchen comprising range of eye and base level units and laminate work tops. Tiled splash backs. One and a half bowl ceramic sink with drainer. Plumbing for automatic washing machine. Space for under counter fridge and freezer. Space for electric oven. Window to side aspect.

LOUNGE DINER

13' 9" x 13' 7" (4.19m x 4.14m) Dimplex heater. Window to front aspect.

TENURE

Leasehold. Remainder of a 99 year lease from 1988.

SERVICE CHARGE AND GROUND RENT

The service charge is a total sum of £4279.46 payable in two installments a year.

The ground rent is a total sum of £194.34 payable in two installments a year.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is C (75) with a potential rating of C (77). The current energy performance certificate is valid until 8th August 2033.

GARAGE

19' x 8' 6" (5.79m x 2.59m) The garage is No:1 and is situated at the end of the row of garages. The garage has an automated up and over door and has power and light connected.

COUNCIL TAX BAND

Council Tax Band C

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

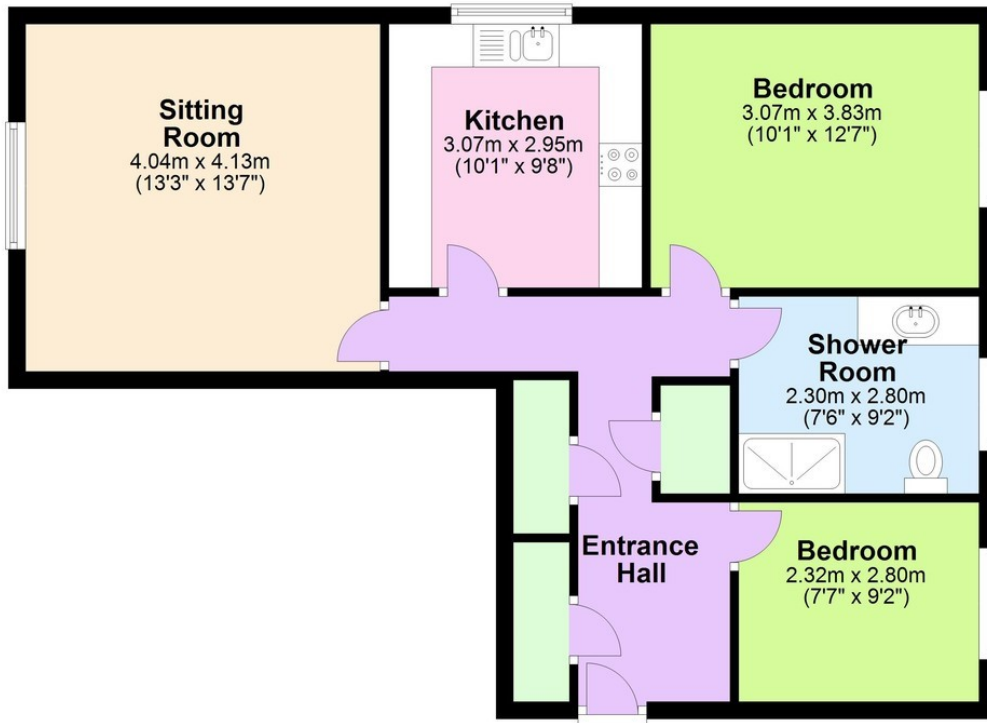
VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281

Second Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



Total area: approx. 65.8 sq. metres (708.5 sq. feet)

It is requested that all negotiations should be made through Diamond Mills. These property particulars are intended to give a fair description, and whilst taking every reasonable precaution Diamond Mills do not accept responsibility for properties not correctly described, nor for any expenses incurred by applicants viewing properties which have been let, sold or withdrawn, without the Firms knowledge.