



Flat 1, 32 Leopold Road, Felixstowe, IP11 7NP

£100,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A leasehold one bedroom ground floor flat offered with a long lease situated close to the town centre. Ideal for a first time buyer or investor.

ENTRANCE HALL

5' x 3' 9" (1.52m x 1.14m) The consumer unit is in the hall. A door leads into the kitchen/dining/living room.

KITCHEN/DINER/LIVING ROOM (W)

13' x 13' 3" (3.96m x 4.04m) With a range of fitted wall and base units in one corner of the room. Inset stainless steel sink unit with single drainer. The appliances include an Indesit electric cooker and a Hoover washer/dryer. There is a night storage heater in this room, a door to the inner hall and glazed external doors to the garden to the rear.

BEDROOM (E)

14' x 12' 9" (4.27m x 3.89m) Max. Plus bay. A lovely light room in the morning. Nights storage heater.

INNER HALL

8' 9" x 2' 7" (2.67m x 0.79m) With door to bath room.

BATHROOM (N)

8' 7" x 4' 10" (2.62m x 1.47m) Fitted with a four piece suite comprising panel bath, shower, wash basin and low level WC. The airing cupboard housing the hot water cylinder with fitted immersion heater is in the bathroom. Cupboard which formerly had a hatch giving access to the cellar. There is obviously potential to re-open this access and restore the cellar.

CELLAR

Cupboard which formerly had a hatch giving access to the cellar. There is obviously potential to re-open this access and restore the cellar.

OUTSIDE

There is no off road parking. The leaseholder can use the shared rear garden.

SERVICE CHARGE

The annual service charge is £250.00. The leaseholder is responsible for 25% of the building insurance, 25% share of the cost of the communal electricity bill and 25% of the cost of the green bin.

THE LEASE

The remainder of a 99 year lease granted in 1973 that will be extended on completion for an additional 99 years.

COUCIL TAX BAND

A

ENERGY PERFORMANCE CERTIFICATE

Current EPC rating of 55 (D) with potential of 71 (C) valid until 19th October 2026

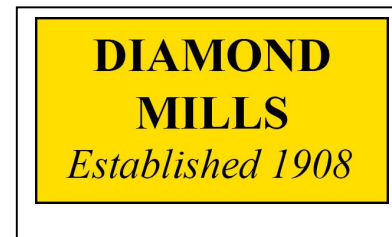
AGENTS NOTE

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

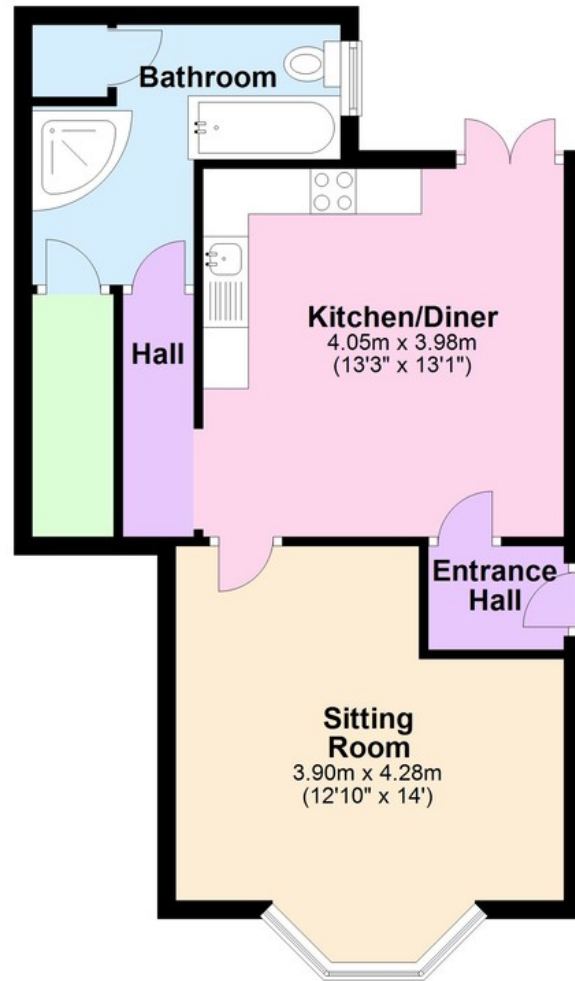
By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**





Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.