



Flat 3, Languard Court, 58 Sea Road, Felixstowe, IP11 2EP

£130,000 LEASEHOLD

DIAMOND

MILLS

Established 1908

A leasehold one bedroom ground floor apartment which now requires some updating in Languard Court with sea views and off road parking.

COVERED PORCH

With door to the hall.

HALL (NW)

7' 4" x 4' 2" (2.24m x 1.27m) With door to inner hall

INNER HALL

There is a night storage heater in this hall and the airing cupboard with hot water cylinder and immersion heater.

DINING ROOM (NW - BORROWED)

9' 8" x 6' 2" (2.95m x 1.88m) With door into the sitting room.

SITTING ROOM (SE)

11' 6" x 9' 8" (3.51m x 2.95m) There is a night storage heater in this room. Sea views between the beach huts.

KITCHEN (SE)

10' 3" x 7' 4" (3.12m x 2.24m) With a range of fitted wall and base units and an enamel sink unit with single drainer. There is an electric cooker point, plumbing for a washing machine and space for a fridge/freezer. Sea views between the beach huts.

BATHROOM

8' x 4' 8" (2.44m x 1.42m) Fitted with a three piece white suite comprising panel bath, pedestal wash basin and low level WC. There is an electric fan heater in the bathroom and an extractor fan.

BEDROOM (NW)

10' 7" x 9' 8" (3.23m x 2.95m) A double bedroom.

OUTSIDE

There are communal gardens in front of Languard Court and an allocated car parking space to the rear.

TENURE

Leasehold - 80 years remaining on the lease.

SERVICE CHARGE

£330.00 per annum

GROUND RENT

£60.00 per annum

COUNCIL TAX BAND

A

ENERGY PERFORMANCE CERTIFICATE

The current EPC is C (69) with a potential of C (80) valid until 28th February 2034

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

***SUBJECT TO PROBATE**

VIEWING

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

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