



Flat 3, 95 Undercliff Road West, Felixstowe, Suffolk, IP11 2AF

**£475,000 LEASEHOLD – PENTHOUSE APARTMENT WITH ROOF
TERRACE AND SEA VIEWS**

DIAMOND MILLS & CO.
Incorporating R.J. GIRLING

Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

An exceptional penthouse apartment with extensive roof terrace commanding panoramic sea views. There are only three apartments in this exclusive conversion which was completed in 2017.

COMMUNAL ENTRANCE

15' x 9' 10" (4.57m x 3m) Accessed via an entry phone system. There is a useful store room off the entrance hall for golf clubs etc. A door leads to the stairs.

1ST FLOOR LANDING

With automatic lighting. Doors to 3 apartments.

ENTRANCE HALL

With stairs leading up to the 2nd floor and down to the little study area. Doors to the bedrooms and shower room. Radiator.

STUDY AREA (W)

6' 8" x 3' (2.03m x 0.91m) With built in cupboards.

BEDROOM (N)

11' 7" x 10' 3" (3.53m x 3.12m) Fitted with a range of bedroom furniture including wardrobes and chest of drawers. Radiator. This room overlooks the rock garden to the rear.

BEDROOM (N)

9' 10" x 9' 5" (3m x 2.87m) Another room with window to rear.

SHOWER ROOM (W)

8' 10" x 5' 6" (2.69m x 1.68m) Fitted with a three piece suite comprising shower, vanity unit with wash basin and low level WC. Heated towel rail/rad.

HALF LANDING (W)

SECOND FLOOR LANDING

With Cloaks cupboard. Doors to the kitchen/dining/living room and utility/cloaks.

UTILITY ROOM/CLOAKROOM (W)

6' 4" x 5' 6" (1.93m x 1.68m) With fitted base unit and sink unit. Low level WC. Cupboard housing the Worcester gas fired boiler.

KITCHEN/DINING/LIVING ROOM (S)

24' 6" x 15' (7.47m x 4.57m) Plus 10'x6'9". In the kitchen area there is a range of Howdens wall and base units with a one and a half bowl sink unit. The appliances include an oven and microwave by Neue, a Zanussi dish washer and in the island unit there is a Zanussi induction hob and oven. There is also an integral fridge/freezer.

In addition to the dining area there is a seating area commanding sea views. A door from the kitchen area leads to the external staircase which leads down to the communal rockery/garden to the rear where there is access onto Convalescence Hill. Two radiators. External door to the balcony.

BALCONY

37' x 20' (11.28m x 6.1m) Approx. The balcony or roof terrace is covered with Astro Turf. Panoramic sea views.

OUTSIDE

The main entrance is on Undercliff Road West although there is a rear entrance off Convalescent Hill via a pedestrian gate and an external staircase.

There is a well maintained rock garden to the rear of the apartments.

PARKING

Parking is provided by the car park adjacent to the property, with an annual pass available from East Suffolk Council for £720.00.

SERVICE CHARGE

£4,010.00 in 2022

GROUND RENT

£125.00 per annum.

COUNCIL TAX

Currently £179.00 per month over 10 months.

COUNCIL TAX BAND

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

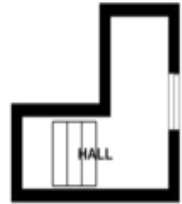
VIEWING

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





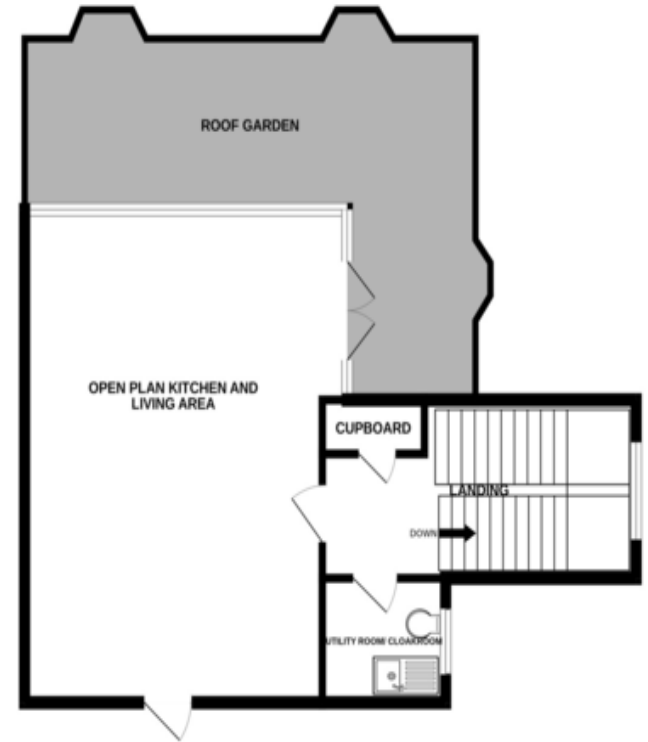
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



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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