



**9 Cheveley, Tomline Road, Felixstowe, Suffolk, IP11 7QP**

**£150,000 SHARE OF FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**Situated close to the town centre, a purpose built one bedroom ground floor flat with a single garage, offered for sale with vacant possession, no onward chain. This ideally located property would make an ideal first time buy or investment purchase.**

**COMMUNAL ENTRANCE WITH SECURITY ENTRY PHONE SYSTEM TO:-**

**COMMUNAL HALLWAY**

**DOOR TO FLAT 9.**

**ENTRANCE HALL**

Fitted carpet. Three built in storage cupboards. Doors off to:-

**KITCHEN**

7' 7" x 6' 8" (2.31m x 2.03m) Fitted kitchen consisting of a range of eye and base level units consisting of cupboards and drawers with fitted laminate work tops. Tiled splash backs. Stainless steel sink unit with drainer. Space for oven. Wall mounted gas fired boiler (not tested). Window to front aspect.

**BATHROOM**

Lino floor. Light blue suite comprising low level WC, pedestal wash hand basin, bath unit with easy access door and shower fitment over. Fully tiled walls. Radiator. Window to side aspect.

**SITTING ROOM**

13' 9" x 11' 7" (4.19m x 3.53m) Fitted carpet. Radiator. Window to front aspect. Coving.

**BEDROOM**

13' 9" x 10' 2" (4.19m x 3.1m) Fitted carpet. Radiator. Fitted wardrobes. Window to rear aspect. Coving.

**GARAGE EN BLOC**

16' 9" x 7' 9" (5.11m x 2.36m) Manual up and over door. Ideal for storage.

**OUTSIDE**

Cheveley stands in gardens laid to lawn with flower and shrub borders. Further gardens to the rear. The garage is in a block.

**TENURE**

Leasehold. The remainder of a 999 year lease commencing 1974.

**ENERGY PERFORMANCE CERTIFICATE**

This property has a current rating of C (75) and a potential rating of C (77) that is valid until 31st March 2034.

**COUNCIL TAX BAND**

Band A.

**SERVICE CHARGE**

There is a yearly service charge of £1300 which can be paid in two installments of £650

**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.**



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