



**11 Ashenden, Tomline Road, Felixstowe, Suffolk, IP11 7SD**

**£185,000 GROUND FLOOR FLAT CLOSE TO TOWN**

**DIAMOND  
MILLS**

*Established 1908*

**Offered for sale with vacant possession, no onward chain, a two bedroom ground floor flat close to the town centre with an attached garage. An ideal first time purchase or buy to let investment.**

#### **ENTRANCE HALL**

Double glazed entrance door, radiator.

#### **LOUNGE**

14'8" x 10' 10" Double glazed window to the rear, radiator and built in cupboard.

#### **KITCHEN**

9'4"x8'7" Comprising of one and half bowl sink unit with mixer tap and base unit under, work surfaces with base units under, wall mounted cupboards, tiled splash back, pantry cupboard, space for washing machine, wall mounted gas boiler, splash back tiling, double glazed window to rear.

#### **BEDROOM ONE**

11'0"x 9'8" Double glazed window to the side, double glazed window to the front, radiator.

#### **BEDROOM TWO**

9'5" x 10'10" Double glazed window to the front, radiator.

#### **BATHROOM**

Suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, ladder style radiator, tiled walls.

#### **ATTACHED GARAGE**

16'5"x7'6" Up and over door to the front. Further service door on the side.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (73) with a potential of C 76) which is valid until 25th February 2030.

#### **COUNCIL TAX BAND**

B

#### **SERVICE CHARGE AND GROUND RENT**

The service charge is paid in two annual instalments and each installment is £529.08 and the ground rent is paid in two annual annual instalments of £12.50 per time.

#### **TENURE**

Leasehold. The current lease is the remainder of a 999 year lease dating from 1977.

#### **AGENTS NOTE**

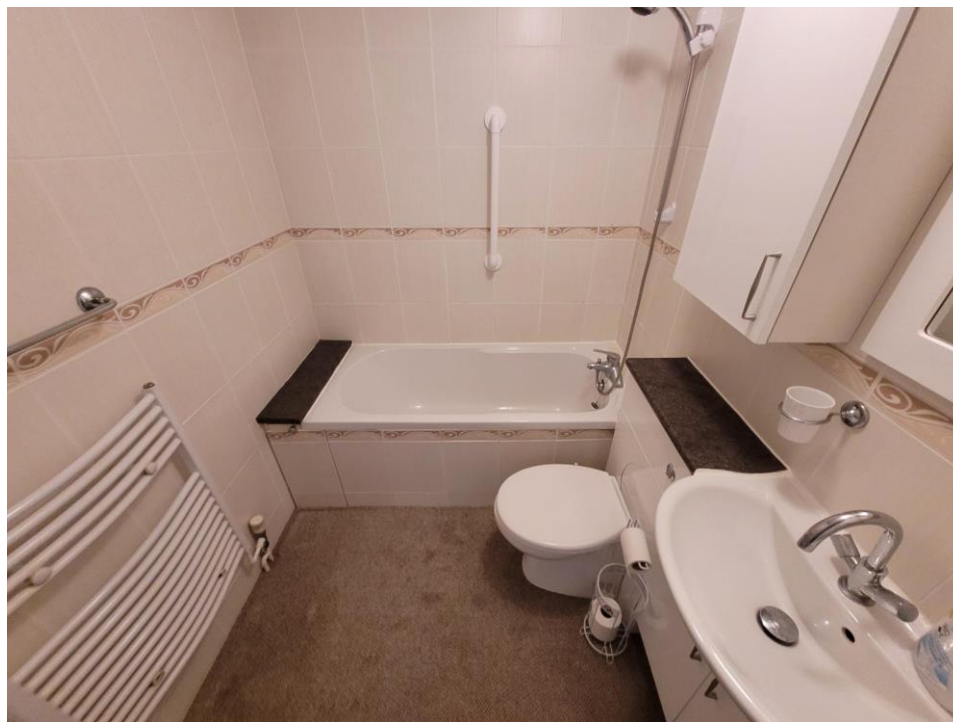
**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

#### **VACANT POSSESSION ON COMPLETION**

#### **VIEWING**

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







# GROUND FLOOR

