



**Flat 4 Rosemount, 11 Hamilton Gardens, Felixstowe, Suffolk,  
IP11 7ET**

**£425,000 STUNNING SEA VIEWS**

**DIAMOND  
MILLS**  
*Established 1908*

**Offered for sale with no onward chain, a superbly presented two bedroom second floor flat with stunning sea views from a canopied balcony situated in the sought after Rosemount development on Hamilton Gardens in Felixstowe.**

**Viewing is highly recommended to appreciate the spectacular views and the close proximity to the sea front and town centre.**

**Lift facility and communal stairs to:-**

### **SECOND FLOOR**

Entrance door to:-

### **FLAT 4 ROSEMOUNT**

### **ENTRANCE HALL**

11' 4" x 5' 8" (3.45m x 1.73m) Tiled floor. Radiator. Security entry phone system. Two built in cupboards. Further cupboard housing Potterton gas fired boiler and plumbing for tumble dryer. Coving.

### **BATHROOM**

Tiled floor and part tiled walls. White suite comprising low level WC, vanity wash hand basin, bath unit with shower hose, heated towel rail, obscured window to side aspect.

### **BEDROOM TWO**

11' 00" x 7' 00" (3.35m x 2.13m) Wood effect laminate flooring. Radiator. Window to rear aspect. Coving.

### **BEDROOM ONE**

11' 2" x 9' 10" (3.4m x 3m) Wood effect laminate flooring. Two radiators. Window to side aspect. Coving. Sliding doors to:-

### **ENSUITE SHOWER ROOM**

Tiled floor and walls. White suite comprising low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, obscured window to side aspect.

### **LIVING ROOM**

14' 4" x 12' 1" (4.37m x 3.68m) Wood effect laminate flooring. Two radiators. Window to side aspect. Coving. Sliding doors to:-

### **CANOPIED BALCONY**

Panoramic sea views. Opening from Living Room to:-

### **OPEN PLAN KITCHEN DINER**

26' 2" x 11' 3" maximum (7.98m x 3.43m) Wood effect laminate flooring. Two radiators. Bespoke fitted kitchen with contemporary units and laminate work tops. Tiled splash backs, electric double microwave oven, plumbing for automatic washing machine, space for under counter fridge, four ring induction hob with extractor over, one and a half bowl sink with drainer.

### **GARAGE**

17' 00" x 7' 10" (5.18m x 2.39m) In a block to the rear of the building accessed from Brownlow Road. Light and power connected. Electronic up and over door to front.

### **COMMUNAL STORAGE ROOM**

The property has a storage room with power connected which is set in the ground floor of the building. The storage room is of considerable size being big enough for bicycle / freezer storage if desired

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is C (73) with a potential rating of C (79) and the current EPC is valid until 5th October 2027.

### **TENURE**

Rosemount consists of eight apartments in total with flats 7 and 8 being approximately double the size of the flats 1 - 6. Accordingly, whilst the flats themselves are as is usual Leasehold, each apartment owns a share in the Freehold management with flats 1 - 6 owning 1/10 share and apartments 7 and 8 owning 2/10 share. This share of the freehold is transferable with the sale of any apartment.

### **SERVICE CHARGE**

The service charge for the apartment for the current year is approximately £1500 per annum.

### **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.**





SECOND FLOOR

