



Flat 5, 71 Ranelagh Road, Felixstowe, IP11 7HY

£110,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A town centre leasehold one bedroom flat on the second floor. The accommodation includes a hall, living room, double bedroom and shower room.

COMMUNAL ENTRANCE

With stairs to second floor.

ENTRANCE HALL

With storage recess.

LIVING ROOM (E&S)

17' 9" x 12' (5.41m x 3.66m) A light living room with windows to the East and South. At one end of the room is a pretty little cast iron fireplace and at the other end of the is the Kitchenette. Radiator. Within the kitchenette is a range of wall and base units and a stainless steel sink unit. There is a Neff hob and oven together with plumbing for a washing machine. Extractor fan.

BEDROOM (E)

11' 9" x 11' 9" (3.58m x 3.58m) A double bedroom with a radiator in it.

SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.68m) Fitted with a three piece suite comprising shower, vanity unit with inset wash basin and low level WC. There is a towel rail/radiator in this room and a cupboard housing the gas fired boiler.

LEASE

99 years from 19th December 1990

SERVICE CHARGE

£1505.00 pa

GROUND RENT

£100.00 pa

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (66) with a potential of C(78) which is valid until 31st August 2034

COUNCIL TAX BAND

A

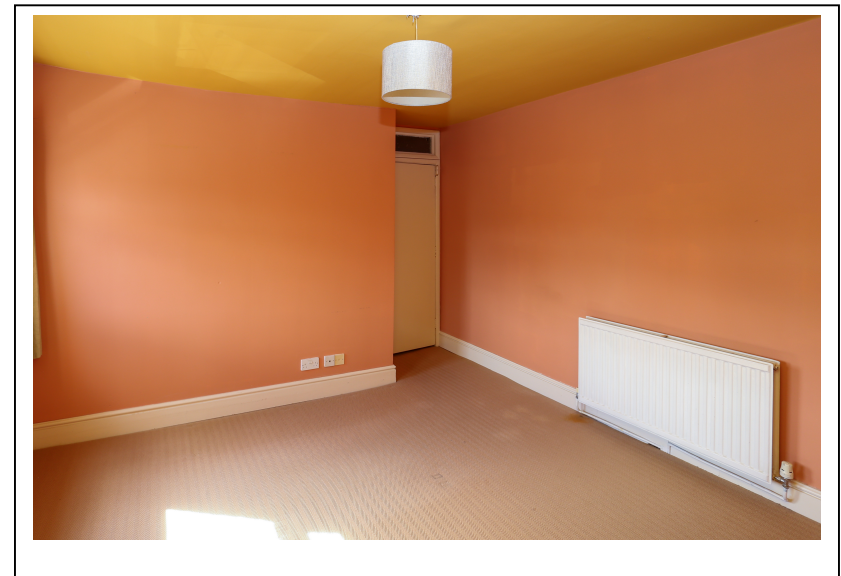
AGENTS NOTE

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.

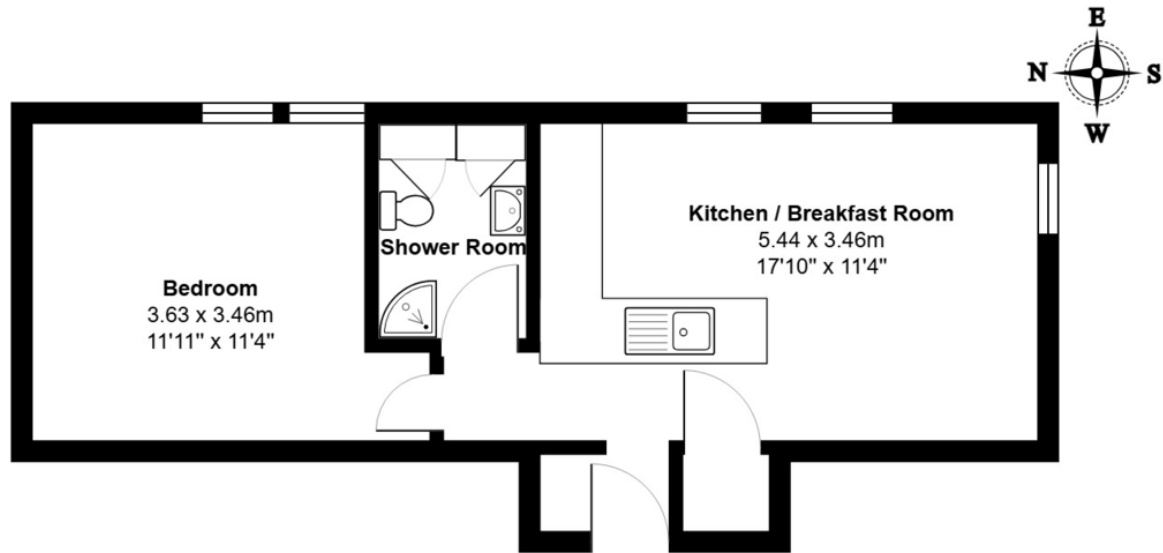




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Total Area: 40.6 m² ... 437 ft²