



23 Montague Road, Felixstowe, IP11 7HF

£260,000 UNIQUE TOWN CENTRE GROUND FLOOR FLAT

**DIAMOND
MILLS**
Established 1908

An exceptional leasehold three bedroom ground floor apartment with gardens and parking in a very desirable residential area close to both the sea front and the town center. The apartment has recently undergone a refurbishment program which included sound proofing. An adjacent former coach house may be available by separate negotiation.

ENTRANCE HALL (S)

6' 9" x 6' 3" (2.06m x 1.91m) The front door leads into this hallway. Radiator. Door to reception hall.

RECEPTION HALL

12' x 9' (3.66m x 2.74m) Average. An irregular shaped room with doors to the living room and two of the bedrooms.

LIVING ROOM(S)

14' 9" x 13' 3" (4.5m x 4.04m) The South facing bay measures 8'3"x3'. There is a radiator in this room and a television point.

BEDROOM (S,SE&SW)

14' 9" x 14' 3" (4.5m x 4.34m) A lovely light double bedroom with a radiator.

BEDROOM (SW,W&NW)

10' 9" x 9' 6" (3.28m x 2.9m) Another light bedroom with a radiator.

INNER HALL

Useful storage cupboard. Doors lead off to the third bedroom, kitchen, bathroom and cloakroom.

BEDROOM (W)

11' x 10' 6" (3.35m x 3.2m) Measured up to the fitted cupboards along one wall. The Glow Worm gas fired boiler is in a cupboard. Radiator.

KITCHEN (W)

9' x 6' (2.74m x 1.83m) Fitted with a range of wall and base units and an inset sink unit with single drainer. The appliances include a Beko hob and oven and there is an integral fridge as well. There is an external door from the kitchen and a door into the utility room.

UTILITY ROOM (N)

7' 9" x 4' (2.36m x 1.22m) With fitted shelving and plumbing for a washing machine.

CLOAKROOM (E)

5' 6" x 3' 6" (1.68m x 1.07m) Fitted with a two piece white suite comprising wash basin and low level WC. Heated towel rail/radiator.

SHOWER ROOM (E)

9' x 6' (2.74m x 1.83m) Fitted with a three piece white suite comprising shower, pedestal wash basin and low level WC. there is a radiator and a towel rail/radiator in this room together with an extractor.

OUTSIDE

There is a parking space to the NW of the house approached off Ranelagh Road. A pedestrian gate leads into the path to the front door.

There are established gardens to the East, South and West of the apartment including an attractive area of lawn to the East with shrubs around it. There is an enclosed courtyard to the N of the apartment.

THE FORMER COACH HOUSE

To the North of the property, approached off Ranelagh Road, is a former coach house building.

This building and the additional car parking space may be available by separate negotiation.

AGENTS NOTE

Some of the rooms in this apartment are irregular shaped rooms so the dimensions are average readings.

THE LEASE

99 Years

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(70) with potential of C(79) which is valid until October 2024

COUNCIL TAX BAND

Band B.

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

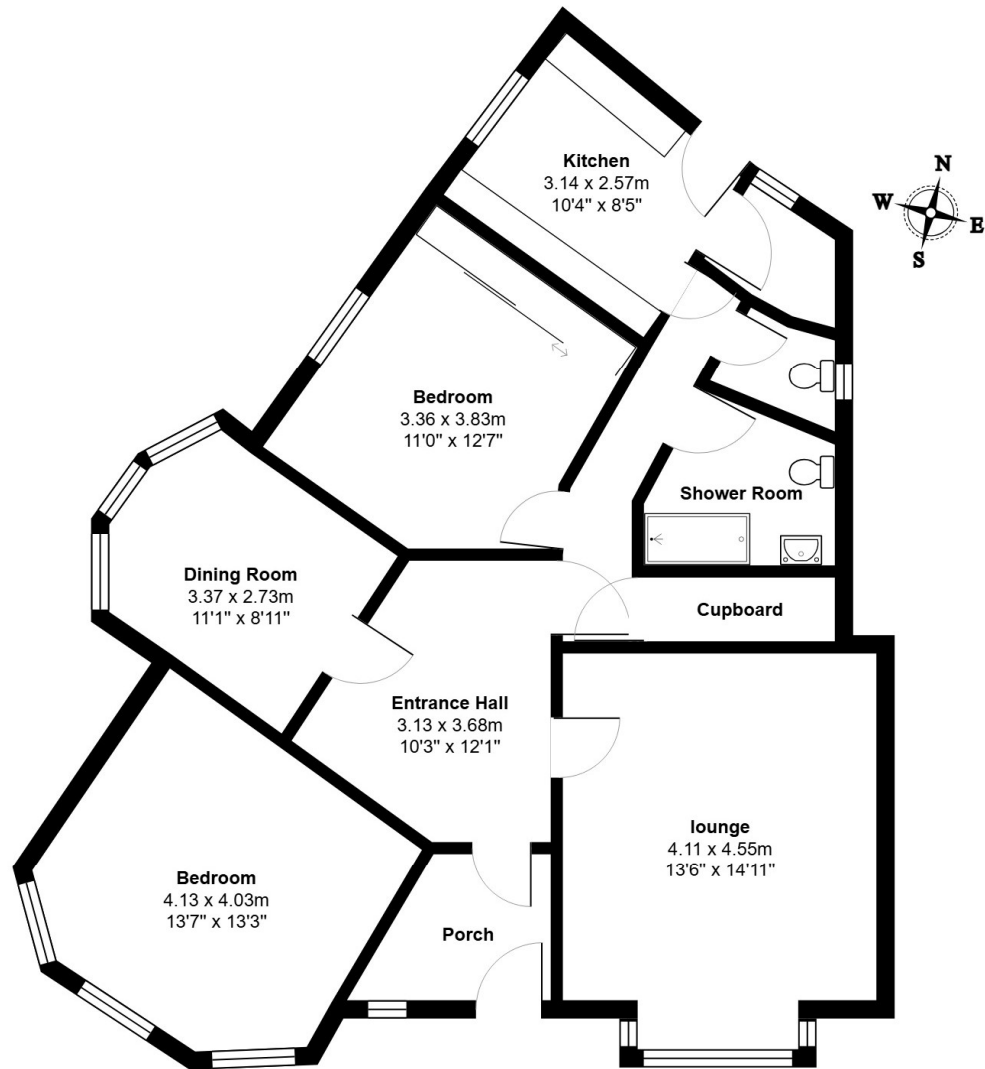
VIEWING

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

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Total Area: 99.8 m² ... 1074 ft²