



9 Ashenden, Tomline Road, Felixstowe, Suffolk, IP11 7SD

£149,995 GROUND FLOOR FLAT CLOSE TO TOWN

**DIAMOND
MILLS**

Established 1908

Situated close to the town centre, a purpose built one bedroom ground floor flat with a long lease and garage, for sale with vacant possession, no onward chain.

COMMUNAL ENTRANCE DOOR TO:-

COMMUNAL ENTRANCE HALLWAY

DOOR TO FLAT 9:-

ENTRANCE HALL

Two built in storage cupboards. Doors feeding off to:-

KITCHEN

7' 10" x 6' 9" (2.39m x 2.06m) Fitted kitchen comprising a range of eye and base level units. Laminate work tops and tiled splash backs. One and a half bowl sink with drainer. Space and plumbing for washing machine. Space for cooker and stainless steel extractor hood over. Wall mounted gas fired boiler. Window to rear aspect. Radiator.

SITTING ROOM

13' 4" x 11' 3" (4.06m x 3.43m) Radiator. Window to rear aspect. Coving.

BEDROOM

11' 5" x 10' 1" (3.48m x 3.07m) Radiator. Built in sliding wardrobes. Window to rear aspect.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath unit with shower fitment and bi-folding screen, tiled walls, obscured window to front aspect, radiator. Coving.

SINGLE GARAGE

There is a single garage with an up and over door accessible from the front of the building with one parking space in front.

SERVICE CHARGE AND GROUND RENT

The service charge is currently £1058.16 per annum. The ground rent is currently £20 per annum.

TENURE

Leasehold. Remainder of a 999 year lease.

COUNCIL TAX BAND

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

Subject to probate being granted.

VIEWING

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

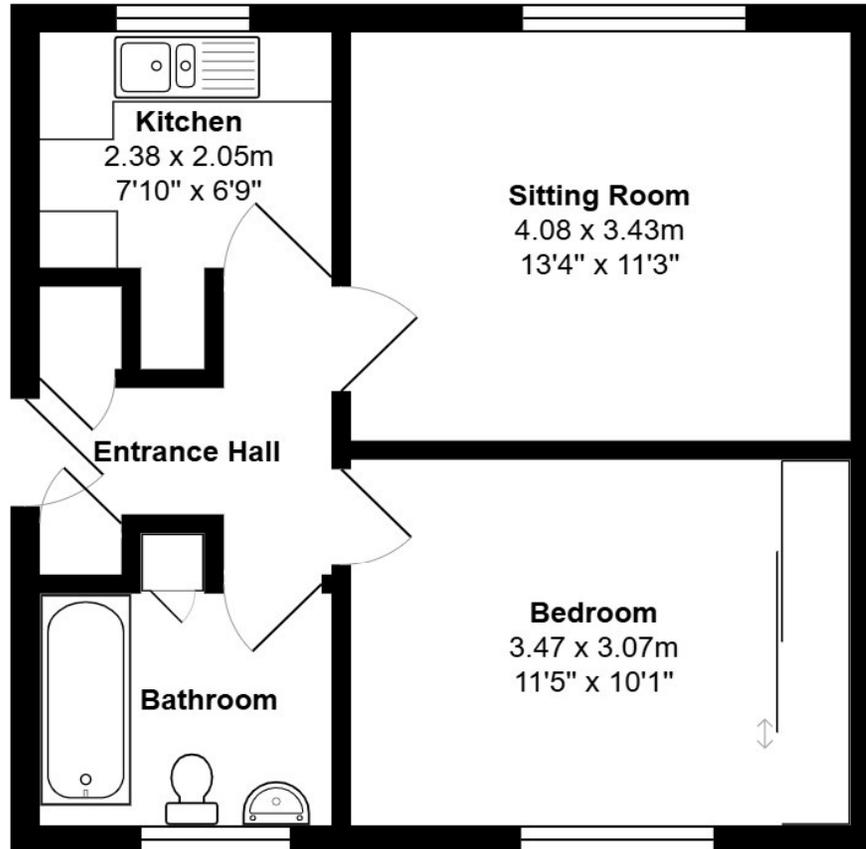




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Total Area: 44.1 m² ... 474 ft²

All measurements are approximate and for display purposes only