Flat 5 St. Johns Court, Princes Road, Felixstowe, Suffolk, IP11 7SG

£130,000 LEASEHOLD

DIAMOND MILLS
Established 1908

Offered for sale with vacant possession, no onward chain, an immaculate one-bedroom ground floor apartment with a door from the living room to an east facing patio.

St Johns Court is a purpose-built retirement development for residents of 60 years and over and is ideally situated for access to both Felixstowe's main town centre and sea front.

The development benefits from a security entrance system, resident House Manager, resident's lounge, guests room, landscaped gardens, parking facilities and UPVC double glazed windows throughout.

COMMUNAL ENTRANCE LEADING TO COMMUNAL HALLWAY
With access to House Manager's office, residents lounge, rear garden, hairdressing room and also staircase and lifts serving all floors.

APARTMENT 5 IS SITUATED ON THE GROUND FLOOR AND HAS A WOODEN ENTRANCE DOOR LEADING TO:-

ENTRANCE HALLWAY
Fitted carpet, Wide built-in cloak and airing cupboard, Security entrance system receiver. Electric storage heater. Door leading to:-

LOUNGE DINER
17' 2" x 10' 8" (5.23m x 3.25m) Fitted carpet, UPVC double glazed door to front gardens and patio with windows either side, Electric storage heater. TV aerial point. Archway leading to:-

KITCHEN
8' 2" x 7' 6" (2.49m x 2.29m) Modern fitted Shaker style kitchen with fitted eye and base level units, laminate work tops and tiled splash backs. Built in single NEFF oven. One and a half bowl stainless steel sink with drainer. Four ring electric hob with extractor hood over.

BEDROOM
14' 2 MAX " x 9' 5" (4.32m x 2.87m) Built-in wardrobe with mirror fronted doors. Electric storage heater. UPVC double glazed window to front aspect.

SHOWER ROOM
Vinyl flooring. Fully tiled walls. White suite comprising: - Low level WC. Shower cubicle with Mira electric shower. Wash hand basin set into cupboard unit. Wall mounted unit with light over. Heated towel rail. Extractor fan.

OUTSIDE
The St Johns Court development has landscaped communal gardens which are maintained by a contract gardener, the cost of which is included with the annual service charge. Additional parking for vehicles for residents of the development is available to the rear of the building.

TENURE
Leasehold: 99 years commencing on the 1st of October 1988.

SERVICE CHARGE
Approximately £4154.76 for 2026/2027 per annum, which includes buildings insurance, water/sewage rates, use of St Johns Court facilities and general building maintenance. The ground rent approximately £135.68 per year.

These figures should be verified by the purchaser's solicitor prior to exchange of contracts.

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COUNCIL TAX BAND
Band B.

ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is xx with a potential of xx which is valid until March 2036.

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

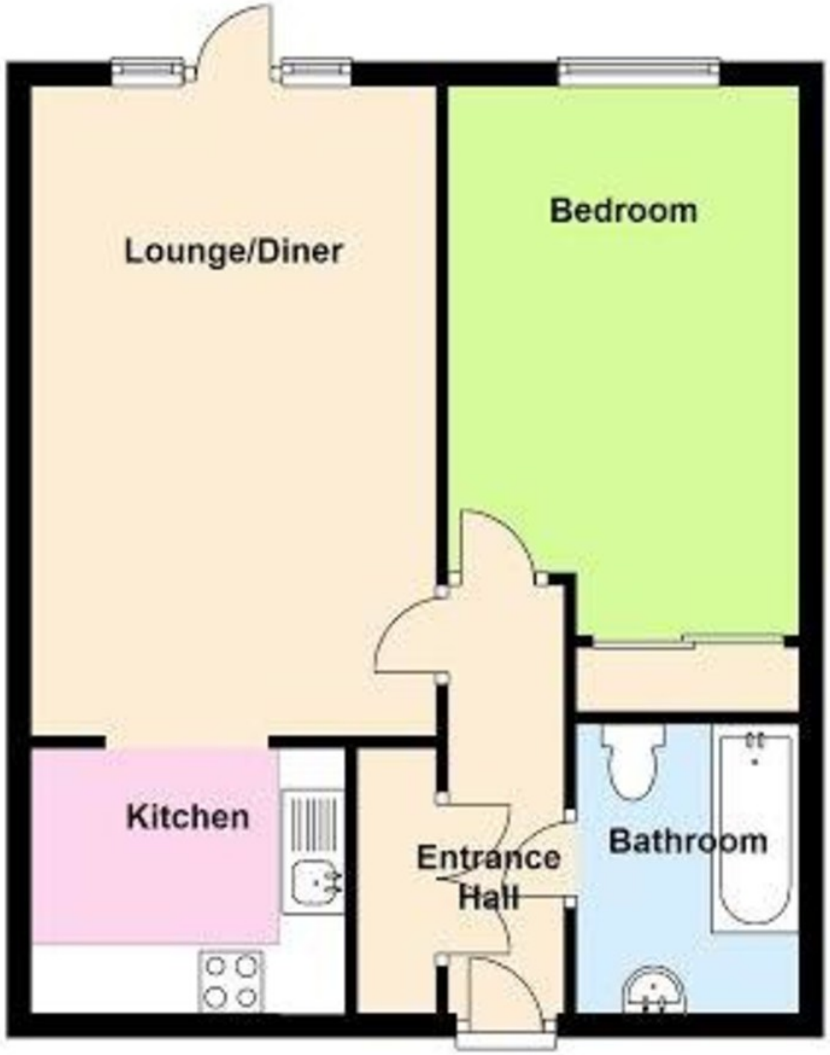
VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk

Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 45.9 sq. metres (493.6 sq. feet)

Prepared By david-mortimer.com

Not To Scale For Identification Purposes Only
Plan produced using PlanUp.