



16 Harvest House, Cobbold Road, Felixstowe, Suffolk, IP11 7SP

£189,950 *First floor managed apartment for the over 55's*

DIAMOND MILLS & CO.
Incorporating R.J. GIRLING

Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

A spacious 2/3 bedroom east facing first floor managed apartment with sea views. Harvest House caters for the over 55's and is ideally positioned in the main town centre on the central cliff top at Hamilton Gardens offering easy access to the sea front, promenade and main shopping centre.

Harvest House was constructed in 1903 and was originally named "The Balmoral Hotel" (soon to become the Felix Hotel, now Harvest House apartments) and was built in a neo Jacobean style designed by T.W. Cotman for Douglas Tollymache. It is reputed that many famous people and well renowned authors stayed at the Felix Hotel.

In 1951 Harvest House was sold to Fison Fertilisers who used the building as their headquarters until 1982 when it was sold to Norsk Hydro. It was subsequently converted into apartments in the mid 1980's by Roger Brothers of Felixstowe.

The property is sold with no onward chain and will include all carpets, curtains and light fittings.

Features include electric storage heating, secondary double glazing, well-proportioned accommodation, sea views and communal facilities.

Accommodation

PRIVATE ENTRANCE HALL

Private entrance door with spy hole. Electric storage heater. Entry phone. Smoke detector. Electric meter cupboard.

CLOAKROOM

Pedestal wash basin. Tiled splash back. Close coupled low level WC. Expelair. Fixtures and fittings.

LOUNGE (East)

16' 9" x 13' 7" (5.11m x 4.14m) Feature period style fireplace surround with fitted electric fire. Good sea view. Electric storage heater. Satellite TV point.

DINING ROOM/BEDROOM (East)

13' 8" x 12' 3" (4.17m x 3.73m) Sea views. Electric storage heater. Door to:

KITCHEN/DINING ROOM (East)

13' 7" x 12' 9" (4.14m x 3.89m) Inset one and a half bowl sink unit with mixer tap with drawers, cupboards and space for washing machine and further appliance. Further work top with cupboard, drawers and wine rack. Range of matching wall units with down lighting. Filter cooker hood. Oven housing unit with Belling double oven and grill. Electric ceramic hob. Tall standing pantry unit. Space for tall standing fridge freezer. Tiled splash backs. Electric storage heater. Wall hung electric fan heater. Sea view. Vinyl floor covering. Door to entrance hall.

BEDROOM 1 (East)

12' 9" x 10' 9" (3.89m x 3.28m) Electric storage heater. Restricted sea views. Range of fitted bedroom furniture comprising wardrobes, two bedside units and dressing unit.

BEDROOM 2 (East)

10' 3" x 8' 8" (3.12m x 2.64m) Electric storage heater. Restricted sea view.

SPACIOUS BATHROOM

14 max' x 10 max' (4.27m x 3.05m) Champagne coloured suite comprising corner bath. Shower cubicle with Mira electric shower. Close coupled low level WC. Pedestal wash basin with mirror and spotlighting over. Range of fitted cupboards. Airing cupboard with pre insulated hot water tank with twin immersion heaters. Expelair. Fixtures and fittings.

FACILITIES AT HARVEST HOUSE

Harvest House is set in delightful grounds of approximately 3 acres in an elevated position overlooking the spa gardens and seafront where there is direct access to the promenade and beach. There is parking for residents and visitors.

COMMUNAL ENTRANCE FOYET

With stairs and lift to all floors.

THE PALM COURT

This is located on the ground floor which also accommodates the residents lounge and reading room. There is a sun lounge and communal laundry room.

TENURE

There is a remainder of a 99 year lease dated 1986. The residents have collectively purchased the freehold reversion interest which is in the name of Harvest House Limited. The property will be sold with one share of the freehold.

SERVICE CHARGE AND GROUND RENT

For the financial year ending 31st December 2016 is £4,104. This figure includes the Harvest House manager salary, communal cleaning, lighting, gardening, building insurance, water charges and maintenance and repairs to the building.

Ground rent is currently £100 per annum.

Service charge and ground rent are paid half yearly.

Purchasers should satisfy themselves of the service charges, leaseholder and freehold details through their solicitor prior to unconditional exchange of contracts.

COUNCIL TAX BAND

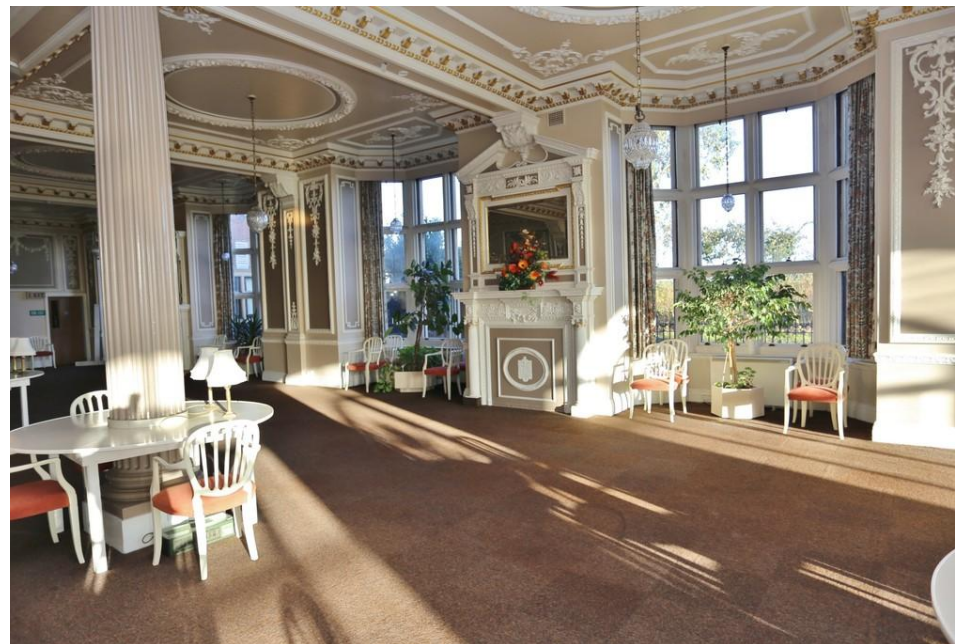
Band 'D' - £1542.18 from the 1st April 2016 to the 31st March 2017.

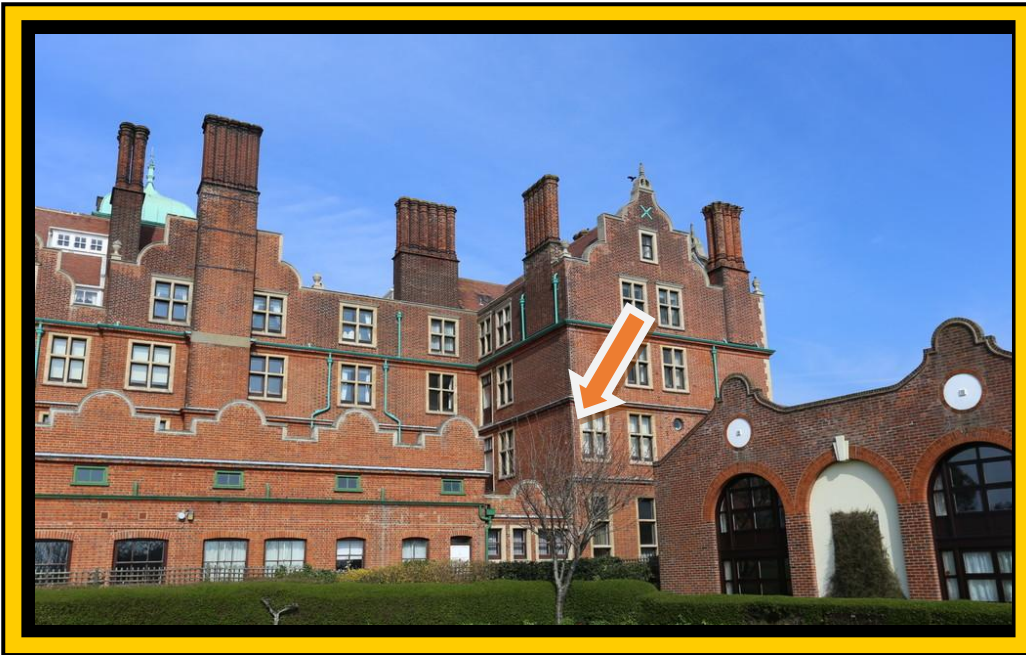
AGENTS NOTE

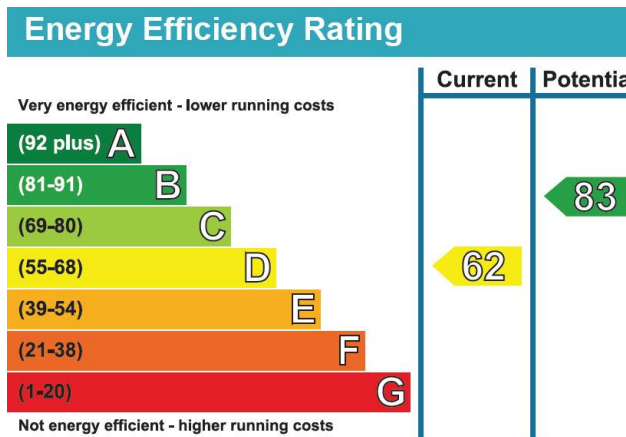
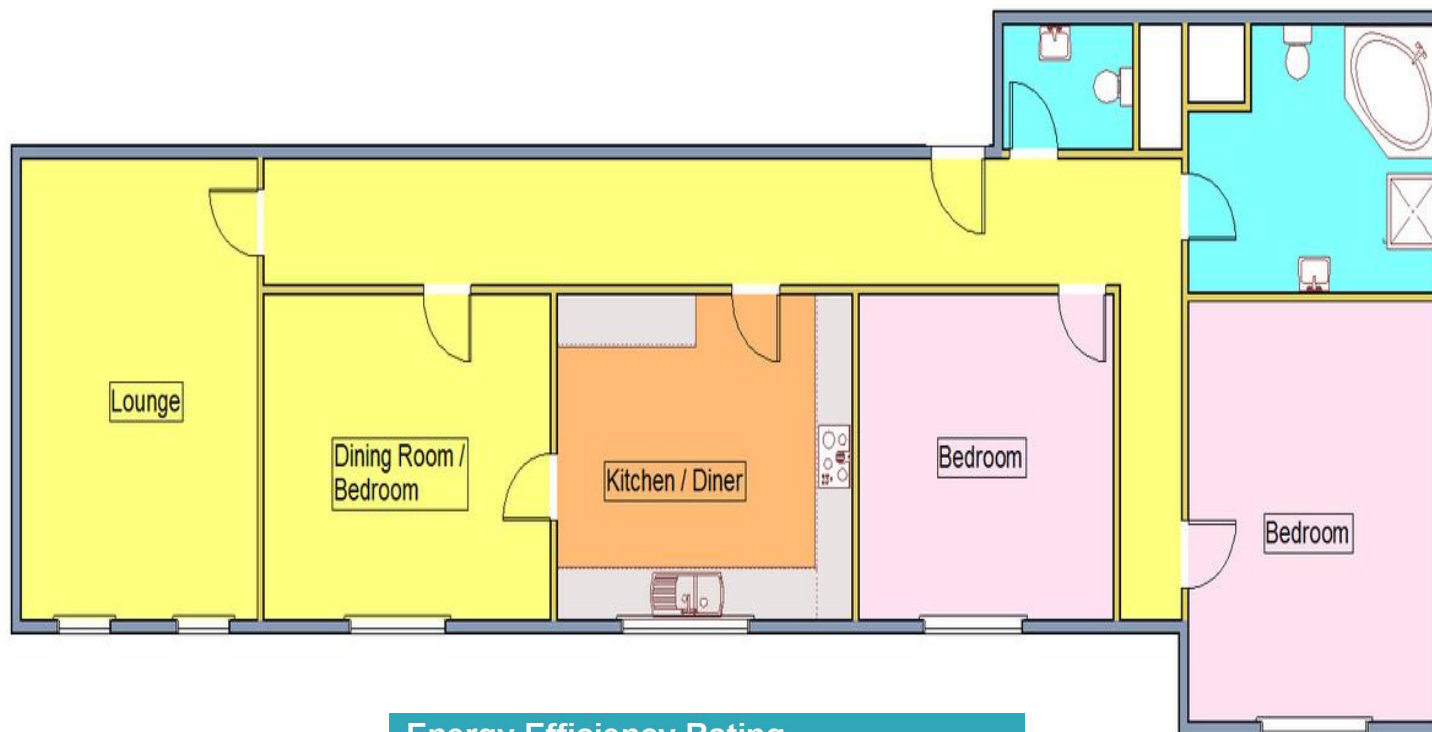
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

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







- These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.