



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

£375,000 *Stunning sea views. Chain free*

DIAMOND MILLS & CO.
Incorporating R.J. GIRLING

Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

An excellent opportunity to acquire this spacious south facing first floor managed apartment with stunning sea views. Harvest House caters for the over 55's and is ideally situated in the town centre on the central cliff top at Hamilton Gardens overlooking the Spa Gardens.

This very attractive apartment has been maintained to a very high standard by the present owners and features a remote controlled Rointe electric heating system, a high pressurised hot water system, full length secondary double glazed windows with fitted vertical blinds and remote controlled black out blinds together with a replacement bathroom suite and shower room.

Brief History:

Harvest House was constructed in 1903 and was originally named The Balmoral Hotel (soon to become the Felix Hotel, now Harvest House apartments) was built in a neo-jacobean style designed 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 Bros of Felixstowe.

COMMUNAL FOYER

The impressive Entrance Foyer has a lift and an an elegant staircase to all levels.

PRIVATE ENTRANCE HALL

Private entrance door with spy hole. Entry phone. Fitted cloaks cupboards. Broom cupboard with meter cupboard above. Electric radiator.

LOUNGE (South)

20' 3" x 15' 9" into bay" (6.17m x 4.8m) South facing full length secondary double glazed bay window offering panoramic sea views. Fitted vertical blinds and remote controlled blackout blinds. Feature fireplace surround with coal effect electric fire. Two electric heaters. T.V & F.M aerial points. Facility for Sky T.V.

KITCHEN/DINER (West)

17' 4" into bay x 14' 6" (5.28m x 4.42m) Inset stainless steel one and a half bowl sink unit with mixer tap. Range of fitted drawers and cupboards with potential space for dish washer. Ceramic electric hob. Space and plumbing for washing machine and tumble dryer. Tall standing unit. Range of matching wall units with cooker hood. Peninsular unit with/breakfast bar with fitted Belling fan assisted electric under oven and grill. Tiles splash backs. Two electric radiators. Full length bay window with secondary double glazing. Fitted vertical blinds. Sea view.

BEDROOM 1 (West)

15' x 13' 7" (4.57m x 4.14m) Electric radiator. 4 double fitted wardrobes with cupboards above. Spot lighting. Telephone point. Full length secondary glazed window with access door to Balcony. Restricted sea view.

BEDROOM 2 (West)

20' into bay x 10' 7" (6.1m x 3.23m) Electric radiator. 2 double fitted wardrobes and matching shelved cupboard with further cupboards above. Full length secondary double glazed window with fitted vertical blinds, remote controlled blackout blinds. Restricted sea view.

BATHROOM (East)

10' 10" x 9' 3" (3.3m x 2.82m) White replacement suite comprising :- Bath with mixer tap and hand shower attachment. Corner shower enclosure with thermostatically controlled shower. Fitted back to wall W.C and basin. Bidet. Airing cupboard housing Joule high pressurised hot water tank with twin immersion heaters, electric heater and slatted shelving. Heated towel rail. Electric radiator. Full length secondary double glazed window with vertical blinds.

SHOWER ROOM (East)

10' 9" x 6' 7" (3.28m x 2.01m) White suite comprising :- Shower cubical with Mira electric shower. Vanity wash basin. W.C. Electric radiator. Full length secondary double glazed window with fitted vertical blinds.

BALCONY

The owner of 22 Harvest house will have full use of the balcony but it is under the ownership of Harvest House

FACILITIES AT HARVEST HOUSE

Harvest House is set within delightful grounds of approximately three acres in an elevated position overlooking the spa gardens and seafront. The gardens feature a putting green, croquet lawn and direct access to the promenade and beach. There is parking for residents and visitors.

THE PALM COURT

The elegant Palm Court is located on the ground floor and is utilised as a communal lounge.

DINING ROOM

This large communal dining room overlooks the gardens and is used by the residents for various activities including carpet bowls. There is a south facing Sun Lounge leading off which offers some games facilities.

TENURE

There is a remainder of a 999 year lease dated 1986. The residents have collectively purchased the freehold reversion interest which is in the name of Harvest House Limited.

SERVICE CHARGE AND GROUND RENT

For the financial year ending 31st December 2017, £4,624. This figure includes the Harvest House managers salary, communal cleaning, lighting, gardening, building insurance, water charges and maintenance and repairs to the building.

GROUND RENT: Currently £100 per annum.

The service charge and ground rent are paid half yearly.

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

COUNCIL TAX BAND

Band 'D' - £1542.18 For the financial year ending March 2016

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.

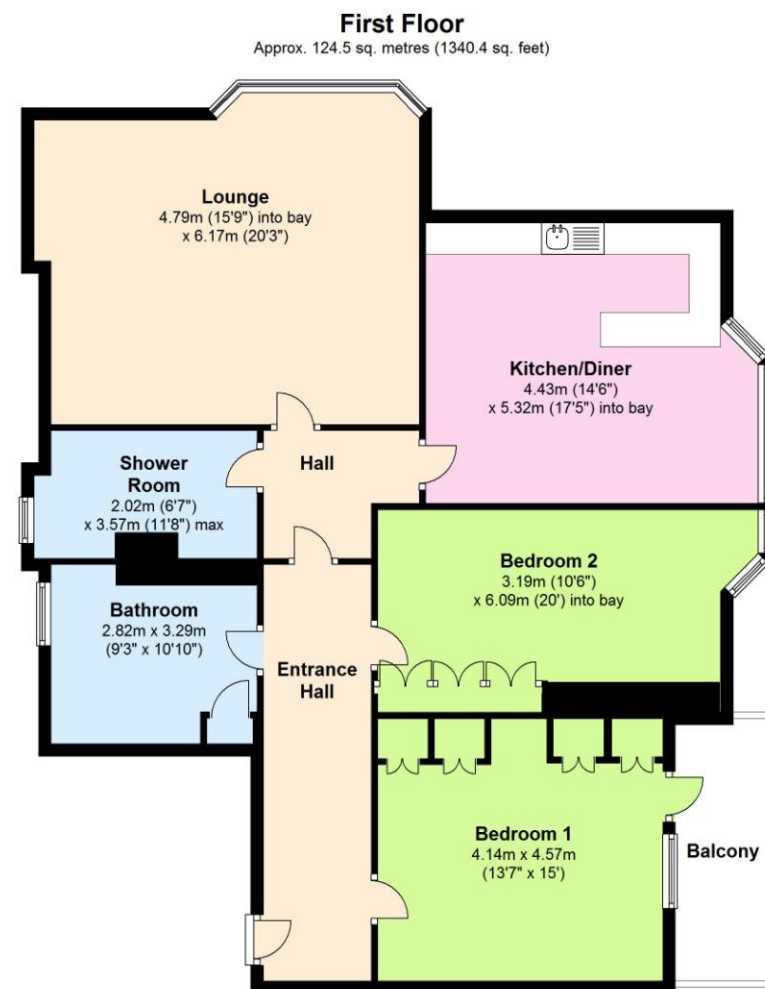
VACANT POSSESSION ON COMPLETION

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 124.5 sq. metres (1340.4 sq. feet)

Prepared By david-mortimer.com
Not To Scale For Identification Purposes Only
Plan produced using PlanUp.

- 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.