



39 St. Johns Court, Felixstowe, Suffolk, IP11 7SG

**£140,000 OVER 60'S RETIREMENT**

**DIAMOND MILLS & CO.**

Incorporating R.J. GIRLING

Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

**A rare opportunity to purchase a SUPERBLY PRESENTED second floor, one bedroom retirement apartment for the over 60's in the popular ST JOHNS COURT development. This stunning apartment has been modernised with a REFITTED CONTEMPORARY KITCHEN with integrated appliances as well as a REFITTED SHOWER ROOM which has been finished to a high standard. The apartment has also been fully redecorated throughout and has had new carpets and flooring laid in every room. It is rare to find a retirement apartment in such good condition.**

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

**The development benefits from a security entry system, a resident house manager, resident's lounge, guests room, landscaped gardens, parking facilities and UPVC double glazed windows throughout.**

**The well presented accommodation comprises entrance hall, lounge diner, re-fitted kitchen, bedroom and re-fitted shower room.**

**Apartment 39 is located on the second floor.**

#### **COMMUNAL RECEPTION**

Lift and staircase to all levels.

#### **APARTMENT 39**

Private entrance door with spy hole.

#### **ENTRANCE HALL**

Entry phone system. Electric storage heater. Large built-in cupboard housing cold water tank and insulated hot water tank.

#### **LIVING ROOM**

19' x 10' 7" (5.79m x 3.23m) Electric storage heater. TV point.

#### **REFITTED KITCHEN**

8' 2" x 7' 6" (2.49m x 2.29m) Newly laid lino flooring. Refitted grey gloss kitchen units with laminate worktops, tiled splashbacks, built in appliances to include dishwasher, single oven with microwave oven above, stainless steel single sink drainer unit, four ring electric hob with extractor over, space for fridge freezer.

#### **BEDROOM**

14' 3" x 9' 3" (4.34m x 2.82m) Mirror fronted double wardrobe. Access to insulated loft space. Electric storage heater. Electronic Velux window.

#### **SHOWER ROOM**

Newly laid laminate flooring. Contemporary refitted suite consisting of low level WC, vanity wash hand basin, shower cubicle with shower fitment, chrome heated towel rail, mirror with censored light.

#### **OUTSIDE**

St Johns Court offers beautifully landscaped communal gardens to the front and centre of the development and there is allocated parking for residents and visitors.

#### **TENURE**

Leasehold. Remainder of 99 Years commencing on 1st October 1988.

#### **SERVICE CHARGE AND GROUND RENT**

We understand from the current owner that the service charge is £3153.53 per annum to include buildings insurance, communal cleansing and electricity, gardening, water rates, the house managers salary and general maintenance of building. We understand from the current owner that the ground rent is £135.68 per annum.

**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**

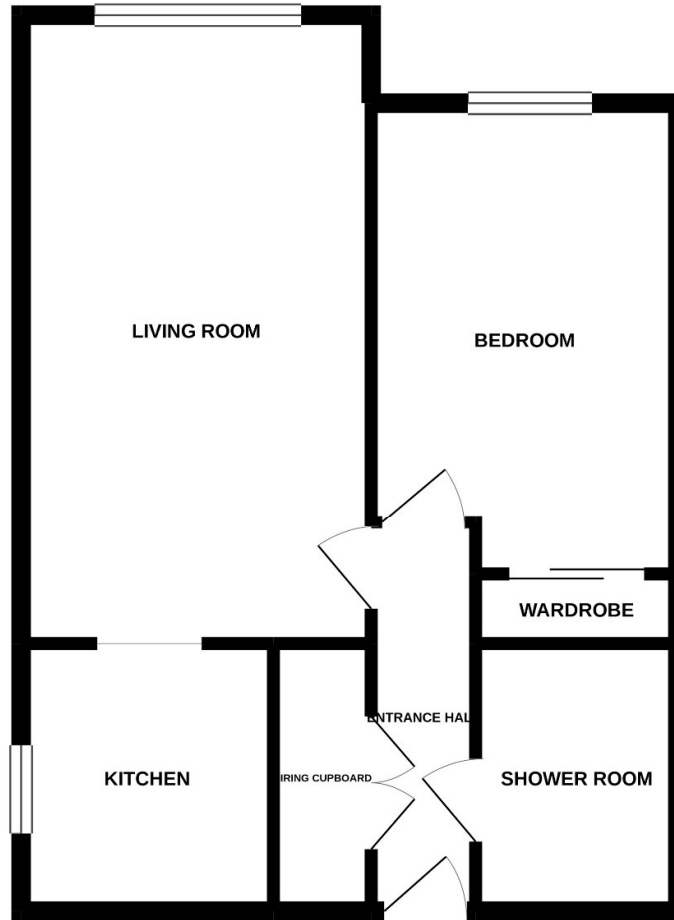
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

**DIAMOND  
MILLS**  
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## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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