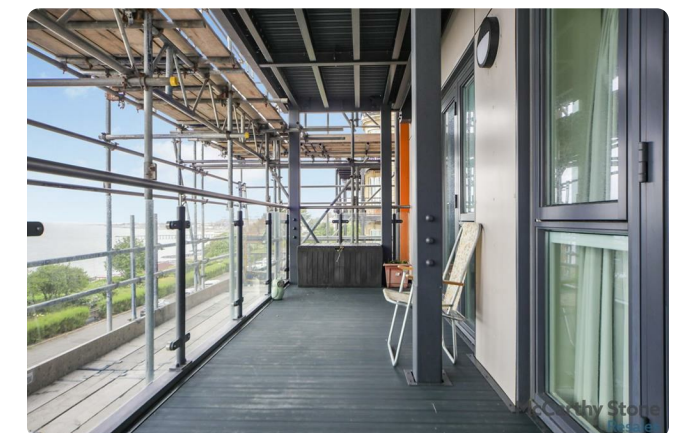
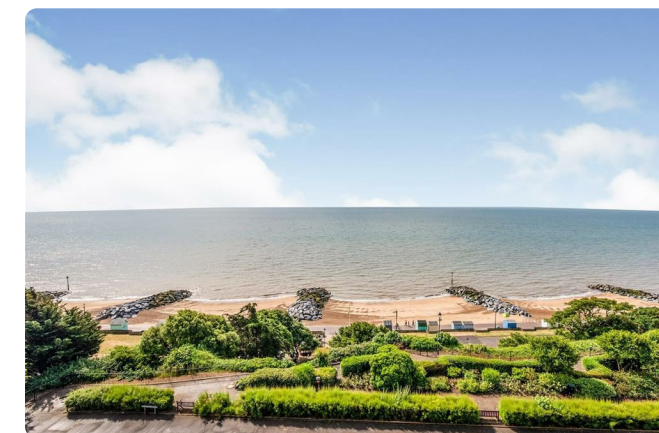
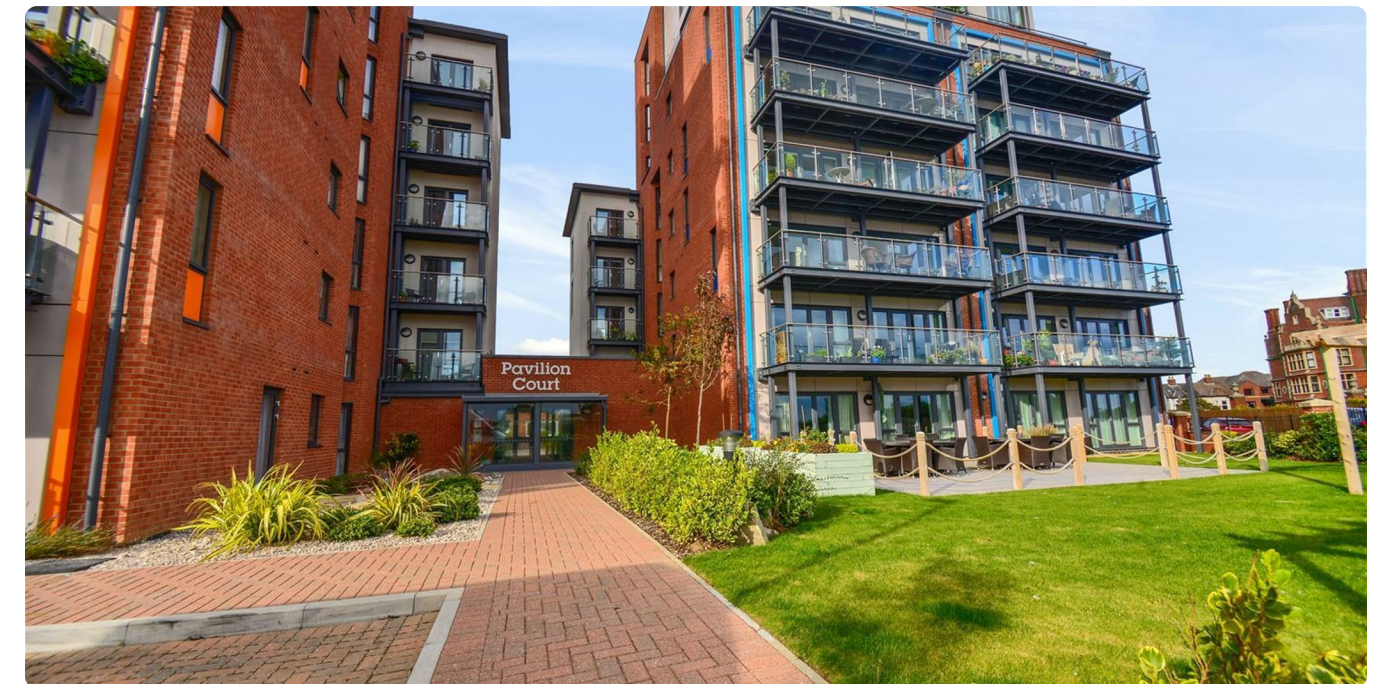
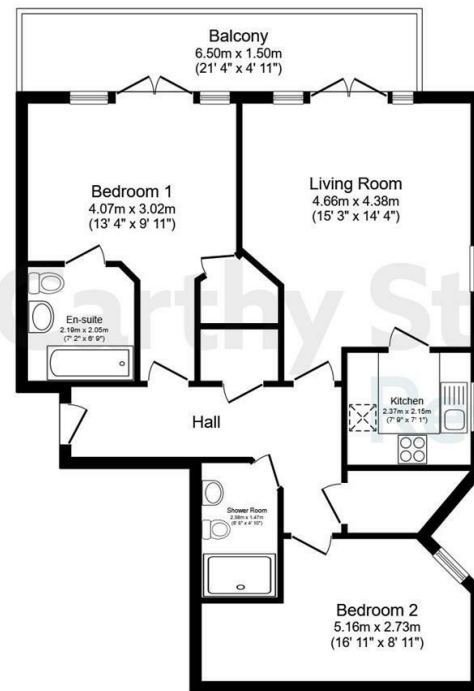


14 Pavilion Court

Hamilton Gardens, Felixstowe, IP11 7FA



Total floor area 76.9 sq.m. (828 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking price £450,000 Leasehold

A beautifully presented SOUTH FACING two bedroom third floor apartment with WALK OUT BALCONY with IMPRESSIVE SEA VIEWS situated within a POPULAR MCCARTHY & STONE retirement development.

Call us on 0345 556 4104 to find out more.

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Pavilion Court, Hamilton Gardens, Felixstowe, IP11 7FA

Pavilion Court

Pavilion Court was built by McCarthy & Stone, purpose built for retirement living. The development consists of 46 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the both bathrooms and hallway.

This apartment is fitted with a door entry system linked to your TV, so you can see who's there before letting anyone in. Other safety features include smoke detector and a 24 hour emergency call system operated via a pull cord. The Homeowners Lounge is great for meeting friends and family, as well as paying host to a number of social events. There is also a Guest Suite so if your friends/family have travelled from afar they can extend their stay by stopping over in this self catered apartment (usually for a fee of around £25 per night- subject to availability).

Local Area

Pavilion Court is situated on the sea front of the charming Edwardian seaside town of Felixstowe, boasting four miles of lovely beaches and the seafront gardens with their colourful and unusual planting, historical features and structures. Just a short walk to the town centre where you will find an abundance of independent shops, boutiques, bars, cafes, restaurants and a library. The town offers a variety of supermarkets including Tesco, Lidl and Morrisons. If you fancy a change you could head over to the 'village life' shopping atmosphere of nearby Walton and Old Felixstowe.

Apartment Overview

McCarthy Stone Resales are delighted to present this bright and beautifully positioned south-facing two-bedroom apartment, located on the third floor of the highly sought-after Pavilion Court development.

The apartment benefits from an abundance of natural light and features French doors from both the living room and principal bedroom, opening onto a walk-out balcony with stunning sea views. Early viewing is highly recommended.

Entrance Hall

Front door with spy hole opens to the hallway. A door to walk in utility cupboard housing a plumbed in washer/dryer and shelving. The apartment has an intruder alarm where there is a sensor in each room and on the front door, of which the key to switch this on / off is located in the hall. Other doors leading to lounge, bedrooms and guest shower room.

Lounge

Spacious lounge benefiting from a large window which incorporates

a French door leading to a walk out balcony with a sunny south facing aspect and impressive sea views. Additional full length window, providing a dual aspect which allows lots of natural light in, making this room bright and airy. There is ample space for dining. TV point with sky connectivity (subject to subscription cost). Telephone point and raised height power points. Partially glazed door leads onto the kitchen.

Kitchen

Modern tiled and fitted kitchen with a range of low and eye level units and drawers with a roll top work surface. Ceramic sink with mixer tap and drainer sits below a large window. Mid-height oven with space above for microwave, four ring ceramic hob with stainless steel cooker hood and splash back. Integrated fridge/freezer. Tiled floor, under pelmet and ceiling lighting.

Master Bedroom

Generously sized bedroom with a large window also incorporating a French door leading out to a large walk out balcony with sunny south facing aspect and sea views. This room features a walk in wardrobe housing shelving and hanging rail and in addition to two further made to measure wardrobes and over bed cupboards. TV and telephone point and raised height power points.

Ensuite Bathroom

Fully tiled modern en-suite comprising of bath with shower over, support rail and screen. Vanity unit with wash hand basin and illuminated mirror above. Low level WC. Heated towel rail. Extractor fan.

Bedroom Two

Double second bedroom with a south west facing window also providing views towards the sea, this room could also be used for dining or study / hobby room. Raised height power points.

Guest Shower Room

Fully tiled modern suite comprising of a double shower cubicle with support rail, wash hand basin with illuminated mirror above. Low level WC. Heated towel rail. Extractor fan.

Service Charge

- Onsite House Manager during working hours
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

2 Bed | £450,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge for this property is £4157.28 for the financial year ending 30/09/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking Scheme

Car parking can be rented out on a first come, first served basis at an annual fee of £250 subject to availability. Speak to your House Manager for more information.

Lease Information

Lease: 125 years from 1st June 2015
Ground rent: annual charge of £495
Ground rent review: 1st June 2030

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

