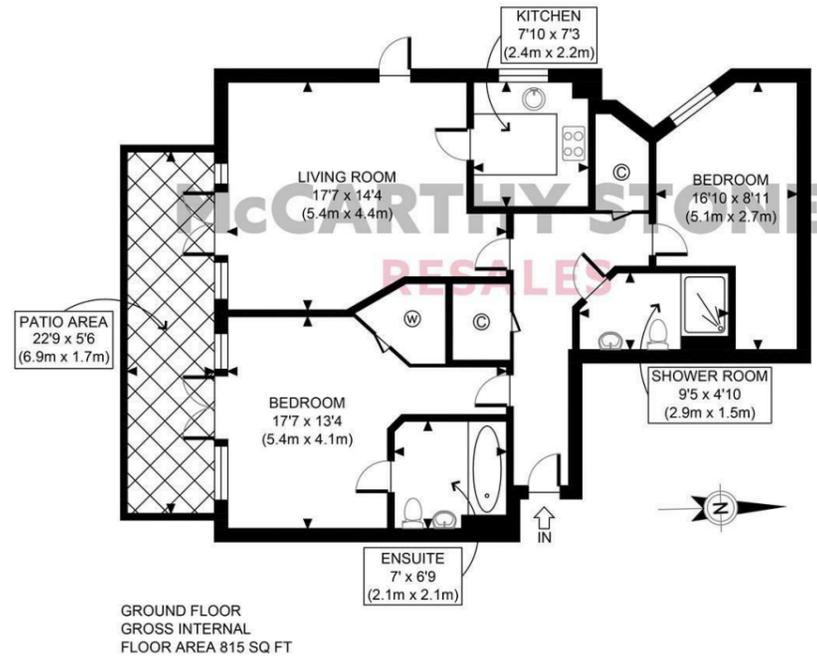


# McCARTHY STONE RESALES

## 1 PAVILION COURT

HAMILTON GARDENS, FELIXSTOWE, IP11 7FA



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 815 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 815 SQ FT / 76 SQM	Pavilion Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 18/05/22
	photoplan



### 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			



# McCARTHY STONE RESALES

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A BEAUTIFULLY PRESENTED two bedroom GROUND FLOOR apartment with PATIO AREA which faces towards the sea situated within a POPULAR MCCARTHY STONE retirement development.

**ASKING PRICE £360,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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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 bring to the market this beautifully presented two bedroom apartment positioned on the ground floor and features French door from both the lounge and master bedroom out to a patio area, a side door from the lounge which would enable direct access to the apartment. Pavilion Court is a very popular development so early viewings are advised.

## 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. Ceiling light and power points. Other doors leading to lounge, bedrooms and guest shower room.

## LOUNGE

Spacious lounge benefiting from a large window with a patio door leading to a private south facing patio area and provides views towards the front elevation and sea beyond. Additional full length window incorporating a door to allow direct access to the apartment instead of having to go through the developments communal entrance. The dual aspect also 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. Electric panel heater, fitted carpets and ceiling spot lights. 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 and free-standing dishwasher (separate negotiation for this purchase). Tiled floor, under pelmet lighting and ceiling lighting.

## MASTER BEDROOM

Generously sized bedroom with a large window with a patio door leading to a private south facing patio area and provides views towards the front elevation and sea beyond. This room features a walk in wardrobe housing shelving and hanging rail

# 2 BED | £360,000

and two further made to measure, full length additional fitted wardrobes with ample integrated drawer space made by Sharps. TV and telephone point and raised height power points. Electric panel heater, fitted carpets and ceiling spot lights.

## 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 window which could also be used for dining or study / hobby room. Raised height power points, electric panel heater, fitted carpets and central light fitting.

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

The service charge for this property is £2,928.48 p.a. up to financial year end 30/09/2022. 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 length: 125 years from 1st June 2015  
Ground rent: annual charge of £495  
Service Charge, year end 30th Sept 22: £2928.48

