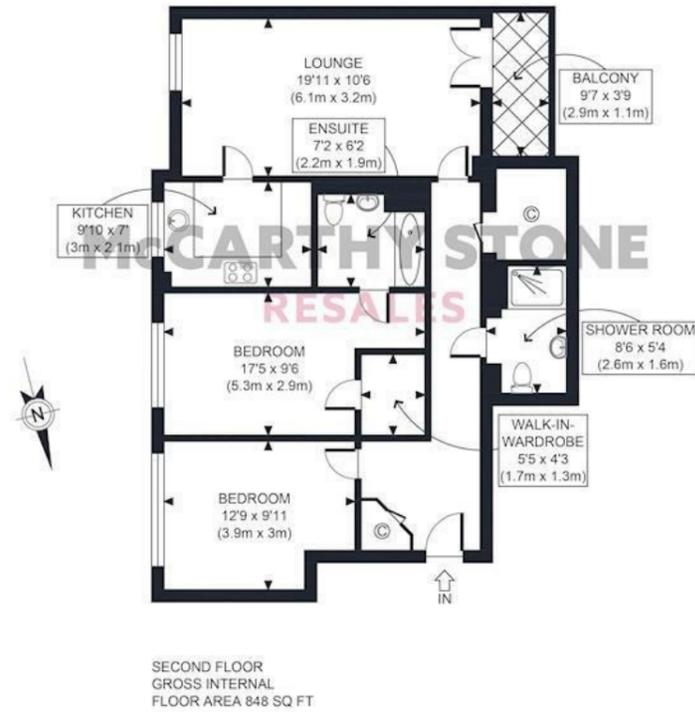


McCARTHY STONE RESALES

7 PAVILION COURT

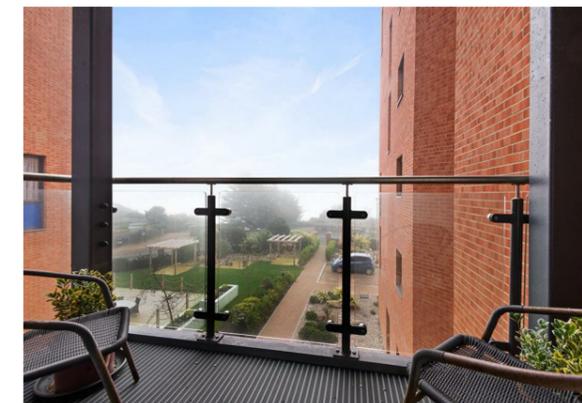
HAMILTON GARDENS, FELIXSTOWE, IP11 7FA



APPROX. GROSS INTERNAL FLOOR AREA 848 SQ FT / 79 SOM	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: 19/01/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



A BEAUTIFULLY PRESENTED two bedroom second floor apartment with a WALK OUT BALCONY that has SEA VIEWS situated within a POPULAR MCCARTHY STONE retirement development.

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4106**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.

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

LOUNGE

Spacious lounge benefiting from double glazed patio doors leading to a walk-out balcony large enough to house a table and chairs and providing sea views. Additional full length window on the opposite wall which both allow lots of natural light in, making this room bright and airy. There is ample space for dining and the room has a feature electric fire with surround which acts as an attractive focal point. TV point with sky connectivity (subject to subscription cost). Telephone point and raised height power points. Electric panel heater, fitted carpets and two decorative ceiling lights.

KITCHEN

Modern tiled and fitted kitchen with a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mixer tap and drainer sits below a double glazed 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 lighting, ceiling spotlights.



MASTER BEDROOM

Double master bedroom with a full length window. Walk in wardrobe housing shelving and hanging rail. TV and telephone point and raised height power points. Electric panel heater, fitted carpets and central light fitting.

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

Spacious second bedroom which could also be used for dining or study / hobby room. This has a large full length window. Raised height power points, electric panel heater, fitted carpets and central light fitting.

GUEST SHOWER ROOM

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

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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 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

2 BED | £325,000

