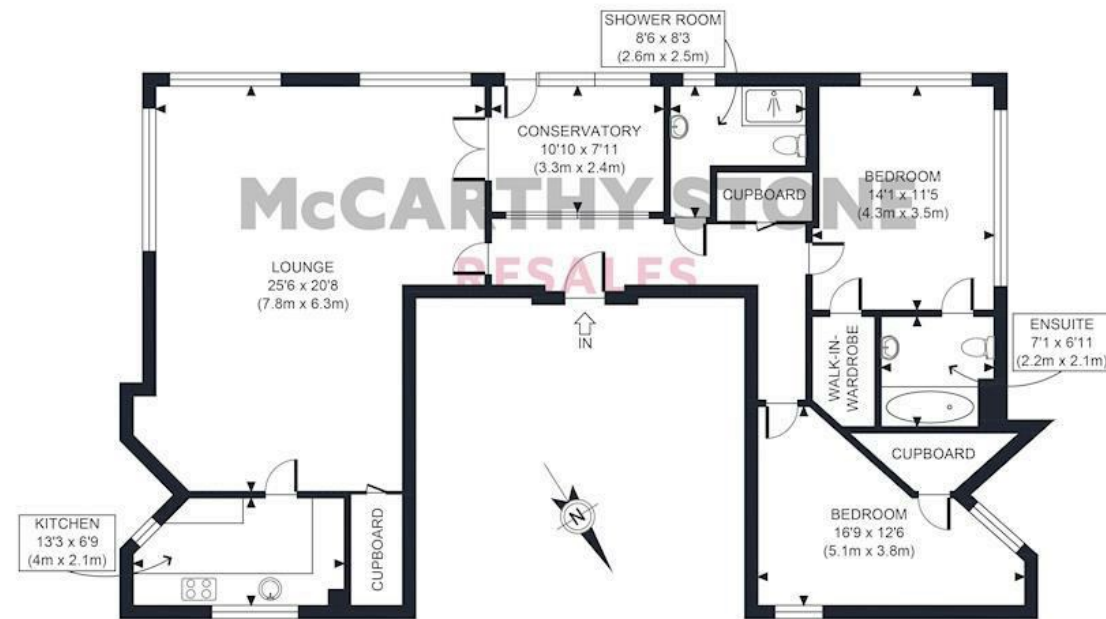


McCARTHY STONE RESALES

27 PAVILION COURT

HAMILTON GARDENS, FELIXSTOWE, IP11 7FA



EIGHTH FLOOR
GROSS INTERNAL
FLOOR AREA 1278 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1278 SQ FT / 119 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: 23/02/22
	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		



A beautifully bright and spacious TWO bedroom PENT HOUSE retirement apartment with a WALK OUT BALCONY that has SEA VIEWS. Peaceful conservatory overlooking the beach, plenty of room for furniture.

ASKING PRICE £550,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



PAVILION COURT, HAMILTON GARDENS, FELIXSTOWE, IP11 7FA

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. 24 hour emergency call system operated via a pull cord.

LOUNGE

Bright and spacious lounge which has been tastefully built to incorporate two windows both front and side aspect, one of which leads to a south facing covered balcony and provides views of the sea. The room allows ample space for dining. TV point with sky connectivity (subject to subscription cost), telephone point and raised power points. Electric panel heater and fitted carpets. Part glazed door leads onto the separate kitchen.



KITCHEN

Modern tiled and fitted kitchen with a range of low and eye level units and drawers with a roll top work surface. Integrated fridge/freezer, mid-height oven and ceramic hob with stainless steel cooker hood and splash back. Stainless steel sink with mixer tap and drainer sits below a double glazed window. Integrated fridge/freezer. Tiled floor, under pelmet lighting, ceiling spotlights.

MASTER BEDROOM

Bright and airy room with floor to ceiling double glazed window overlooking the beautiful beach. Walk in wardrobe with hanging rails and shelving. TV and telephone point, raised power points, electric panel heater and fitted carpets. Door leading to en-suite.

ENSUITE BATHROOM

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

BEDROOM TWO

Spacious second bedroom with double glazed floor to ceiling window overlooking the stunning beach. This room could be used for dining or study / hobby room. Raised power points, electric panel heater and fitted carpets.

GUEST SHOWER ROOM

Fully tiled modern suite comprising of a level access double shower cubicle with glass sliding door, wash hand basin with illuminated mirror



2 BED | £550,000

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.

LEASEHOLD INFORMATION

Ground rent: annual charge £495
Lease length: 125 years from 1st June 2015

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.

