



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## Flat 7 Roseberry Court 27 Sea Road, Felixstowe IP11 2DD

**£170,000**

With STUNNING SEA VIEWS this perfectly situated 2 DOUBLE bedroom apartment is on the first floor and offers spacious accommodation. The property benefits from Lounge/Diner with a bay window offering sea views, Kitchen with sea views, bathroom, gas central heating, allocated off road Parking. Now in need of some updating and offered with NO CHAIN - ideal investment or home purchase. Viewing Highly Recommended.



# Flat 7 Roseberry Court 27 Sea Road, Felixstowe, IP11 2DD

Felixstowe is a coastal town with award winning beaches, refurbished pier and sea front gardens. The town offers a full range of shopping, restaurants, bars, commercial facilities and has numerous recreational opportunities including its golf course and sailing club. The A14 dual carriageway which is easily accessed links the county town of Ipswich and beyond Cambridge and the Midlands as well as London's M25 and Stansted Airport (via the A12/A120). The town's station provides rail services to Ipswich and beyond to London's Liverpool Street station.

## Communal door to hall with stairs to all floors

1st FLOOR:

### ENTRANCE DOOR TO

### ENTRANCE HALL:

Spacious hallway with cupboards, useful recess space, airing cupboard with hot water tank and doors off



### BEDROOM ONE: 10'9 x 10'2 (3.28m x 3.10m)

Window to side, fitted wardrobes and a radiator.

### BEDROOM TWO: 14'4 x 8 (4.37m x 2.44m)

Window to side and a radiator.

### BATHROOM:

Window to side, bath with shower over, glass screen, W.C, hand wash basin and vanity unit, part tiled walls and towel radiator.



### LOUNGE/DINER: 15'5 x 13'2 (4.70m x 4.01m)

Bay window to side with beautiful sea view. Radiator, door to kitchen.



### KITCHEN: 9'5 x 6'4 (2.87m x 1.93m)

Window to side with sea view. Range of wall and base units, sink and drainer, tile splash backs, space for appliances, gas hob and electric oven, work tops, cupboard housing Worcester boiler (serviced yearly)

### OUTSIDE:

There is a parking space.

### USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is A and the property is on a water meter. No Ground Rent, LEASE One Fifteenth share of the freehold. The lease is 999 years from 1996.

SERVICE CHARGE is £1050 per year.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

