

2 bedroom flat for sale, Tomline Road, Felixstowe IP11 (149,950 GBP)

Location **East of England, Suffolk**
<https://www.freeadsz.co.uk/x-163491-z>



Further benefits include gas fired central heating via radiators with a modern combination boiler and UPVC sealed unit double glazed windows. The accommodation with approximate room sizes comprises communal hallway with staircase leading to the first floor, personal door to:- ENTRANCE HALL Built-in storage cupboard, built-in cloaks cupboard access to loft space with pull down loft ladder. LOUNGE 13' 6" x 11' 6" (4.11m x 3.51m) Radiator, T.V point, double glazed window overlooking the rear garden, door to bedroom two. KITCHEN 7' 10" x 6' 6" plus recess (2.39m x 1.98m) Re-fitted with a range of modern units with stainless handles comprising base cupboards with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, built in stainless steel oven, gas four ring hob, matching extractor hood, plumbing for automatic washing machine, tiled flooring, UPVC sealed unit double glazed window to the rear aspect. BEDROOM 1 13' 6" x 10' 2" (4.11m x 3.1m) Telephone point, radiator, UPVC sealed unit double glazed window to the front aspect. BEDROOM 2 11' 8" x 7' 6" (accessed via the lounge) (3.56m x 2.29m) Radiator, UPVC sealed unit double glazed windows to the front and rear aspect. SHOWER ROOM Re-fitted with a modern white suite comprising double size walk-in shower cubicle with Triton shower unit, tiled surround, glazed sliding door, wash hand basin with mixer tap and cupboards below, W.C. with concealed cistern, tiled flooring, heated towel rail, UPVC sealed unit double glazed window to the front aspect, built-in cupboard housing wall mounted Gloworm combination gas fired boiler. OUTSIDE Ashenden stands within communal gardens which are maintained within the service charge and comprises lawn, seating area and shrub borders. 10 Ashenden is sold with the benefit of a single garage 17' x 7' 7" up and over door, power and light connected, personal door to the rear communal garden. TENURE LEASEHOLD We understand from the vendor that the current service charge is approximately £600 per annum and the ground rent of £12.50 per annum is payable.;

01394 807014



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