

## **Edward Cordy House, Orwell Road, Felixstowe, IP11 7NY**

**Asking Price: £170,000**



- Short Walk to Town Centre & Seafront
- No Onward Chain
- First Floor Apartment
- Two Double Bedrooms
- One Allocated Parking Space
- Gas Central Heating & Double Glazing

This spacious two bedroom first floor apartment, conveniently located just a short walk to Felixstowe town centre and seafront, is being sold with no onward chain and benefits from one allocated parking space to the rear, gas central heating, and double glazing. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises entrance hall, large bathroom, dual aspect living / dining room, kitchen, and two double bedrooms.



Felixstowe is a much loved, traditional seaside resort known for its promenade and Blue Flag quality sand and shingle beach which have both been beautifully restored in 2017, perfectly kept seafront gardens with a new bandstand and water fountain offering ocean views, and a variety of seaside attractions. The pier has been brought back to life with a modern twist with eating areas, wine bars, outside seating all around the pier and, occasionally, live music. The beach huts in all their pretty glory have been given a new lease of life with their lovely neutral traditional seaside colours.



Total area: approx. 60.8 sq. metres (654.0 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.