



6 Kiligarth Court, Wolsey Gardens, Felixstowe, IP11 7NU

£550,000 (SHARE OF FREEHOLD)

Rarely available to the market, a beautifully presented two bedroom Penthouse apartment with stunning sea views located within a five minute walk to the seafront and close proximity to the Felixstowe town centre.

Kiligarth Court is a beautiful Edwardian building standing in a prominent cliff top location offering a wealth of character throughout having been converted to a high standard into six luxury apartments in 2011.

In addition to the two bedrooms, the Penthouse apartment also benefits from two Juliette balconies, two reception rooms, en-suites to both bedroom one and two, modern kitchen/dining with integrated appliances, a modern bathroom, very generous storage throughout and a study with a spiral staircase up to an observation room with stunning views.

The Penthouse occupies the entire upper floor of the development and has exclusive lift access to the second floor. Additional benefits include gas fired central heating, double glazed sash windows and a share of the freehold.

A viewing is highly recommended to appreciate the light, spacious and elegant accommodation on offer.

Communal entrance door opening into:-

COMMUNAL ENTRANCE FOYER

Elegant communal space with original split-level staircase to first floor, parquet flooring, oak panelling, large stained-glass windows. Exclusive lift access to:-

ENTRANCE HALL

Entrance door to communal landing, electric radiator, two fitted storage cupboards, velux window, access to lift, three steps leading up to door opening into:-

DAY ROOM 18' x 13' 8" reducing to 11'4" (5.49m x 4.17m)

Engineered oak flooring, two radiators, large storage cupboard, Velux window to rear aspect. Juliette balcony with bi-folding doors and stunning sea views.

BATHROOM 9' 9" x 5' 11" (2.97m x 1.8m)

Contemporary suite comprising; low level WC, vanity hand wash basin with mixer tap and storage drawers underneath, bath unit with mixer tap and shower attachment. Tiled floors and part tiled walls. Heated towel rail. Extractor. Velux window.

BEDROOM ONE 17' 2" x 14' 1" (5.23m x 4.29m)

Two radiators, two Velux windows to rear aspect, further window to side aspect with sea views. TV point, Juliette balcony with stunning sea views and UPVC double doors. Fitted wardrobes. Door to:-

ENSUITE SHOWER ROOM

Suite comprising; low level WC, vanity hand wash basin with mixer tap and storage drawers underneath, shower cubicle. Tiled flooring and part tiled walls. Heated towel rail. Velux window.

INNER HALLWAY 25' 9" x 3' 3" (7.85m x 0.99m)

Accessed from the day room. Security phone entry system. Ceiling window, two large storage cupboards with one housing Baxi combination boiler. Doors to:-

LOUNGE 16' 1" x 16' (4.9m x 4.88m)

Radiator, TV point, gas feature fireplace with surround, picture rail, double glazed sash windows to front aspect with stunning sea views.

KITCHEN/DINER 20' 7" x 9' 11" (6.27m x 3.02m)

Granite fitted worktops with matching upstand and tiled splashback. Range of shaker style fitted units above and matching units and drawers below. Integrated appliances incorporating a fridge/freezer, single fridge, dishwasher, eye level double oven and four ring induction hob with cooker hood above. Space and plumbing available for washing machine. Butler sink with mixer tap. Karndean flooring. Double glazed sash windows to rear aspect.

BEDROOM TWO 13' 2" x 14' 6" reducing to 10'1" (4.01m x 4.42m)

Radiator, double glazed sash windows to side aspect with sea views. Fitted wardrobes. Door to:-

ENSUITE SHOWER ROOM 8' 10" x 4' 9" (2.69m x 1.45m)

Contemporary suite comprising; low level WC, hand wash basin, double width shower cubicle. Tiled floors and part tiled walls, heated towel rail. Extractor.

STUDY 9' 8" x 9' 7" (2.95m x 2.92m)

Forming part of the original turret of the building, original feature fireplace, double glazed sash windows to front and side aspect with sea views. Spiral staircase to:

OBSERVATION ROOM

Radiator. Sash windows to front and side aspect with stunning sea views.

AGENTS NOTE :- There is an additional, secure storage cupboard for exclusive use of the apartment located on the first floor.

TENURE

Leasehold - with share of Freehold. Each apartment has equal share in the freehold and Kiligarth Court Management Company. We understand from the current owners that the Penthouse has the remainder of a 999 year lease dated 28th March 2011.

SERVICE CHARGE & GROUND RENT

As the property has a share of the Freehold there is no ground rent applicable. We understand from the current owners that the service charge is currently £2,750 per annum.

PARKING

One allocated off road parking space.

COUNCIL TAX

Band 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		















