



2 Wolsey Court, Wolsey Gardens, Felixstowe, IP11 7DJ

£225,000 LEASEHOLD

Offered for sale with no onward chain and located a short distance away from the town centre and seafront is this two bedroom ground floor apartment benefitting from sea views.

Wolsey Court is located on the central Cliff Top at Wolsey Gardens, close to the main shopping thoroughfare and sea front. In addition to two bedrooms the property benefits from a garage and allocated off road parking.

The accommodation in brief comprises entrance hall, cloakroom, kitchen, lounge/dining room, inner hall, two bedrooms and a bathroom. Windows are of double glazed construction and heating is in the form of warm air heating.

Being offered for sale with no onward chain, a viewing is highly recommended for the apartment that is in a sought after location.

COMMUNAL ENTRANCE DOOR

Opening to :-

COMMUNAL HALLWAY

Lift and stair access to all floors. Apartment 2 is located on the ground floor with an entrance door opening into :-

ENTRANCE HALLWAY

Storage cupboard, secure phone entry system and doors to :-

CLOAKROOM

Suite comprising WC with hidden cistern, hand wash basin, part tiled walls, obscured window to side aspect.

KITCHEN 8' 11" x 6' 11" (2.72m x 2.11m)

Fitted worktops with a tiled splashback, fitted storage units above with matching units and drawers below, stainless steel sink unit with sink tap and single drainer, space and plumbing available for a washing machine and further spaces available for freestanding fridge/freezer and electric cooker, window to rear aspect.

LOUNGE/DINING ROOM 17' 6" reducing to 13'4" x 17' 6" (5.33m x 5.33m)

Two windows to front aspect with sea views, TV point, door into inner hall where there is a cupboard housing warm air heating system, further airing cupboard and doors to :-

BEDROOM ONE 11' 9" x 10' 3" (3.58m x 3.12m)

Window to front aspect with sea view, fitted wardrobes.

BEDROOM TWO 9' 11" x 8' 7" (3.02m x 2.62m)

Window to rear aspect, fitted wardrobe.

BATHROOM 5' 11" x 5' 5" (1.8m x 1.65m)

Suite comprising low level WC, hand wash basin, panelled bath with electric shower over, part tiled walls, shaver point, obscured window to rear aspect.

OUTSIDE

The apartment benefits from allocated off road parking space and garage with up and over door.

TENURE - LEASEHOLD

We understand from the current owner there is 107 years remaining on the lease, expiring in 2134.

GROUND RENT & SERVICE CHARGE

We understand from the current owner that the ground rent is £550 per annum and the service charge is £1,900 per annum. Both are paid in two six-monthly installments.

COUNCIL TAX

Band 'C'



