



4 Undercliff, Wolsey Gardens, Felixstowe, IP11 7PQ

£220,000

**DIAMOND MILLS & CO.**  
Incorporating R.J. GIRLING

Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

**A light and bright south facing two bedroom first floor apartment with SEA VIEWS from both floors. Offered for sale with no onward chain and benefitting from an extended lease. An ideal home providing convenient access to the seafront and town centre.**

**FRONT ENTRANCE FROM WOLSEY GARDENS**

**ENTRANCE HALL**

Double glazed. Fitted carpet. Electric heater. Stairs to first floor.

**LOUNGE**

13' 10" x 11' 10" (4.22m x 3.61m) Double glazed door and full length windows to balcony with SEA VIEWS. Double glazed window to side aspect. Electric heater.

**BALCONY**

SEA VIEWS.

**KITCHEN**

11' 4" x 8' 2" (3.45m x 2.49m) Range of fitted matching wall and base units. Built-in electric oven and hob with extractor above. Single drainer sink unit. Tiled splash backs. Washing machine, dishwasher and fridge freezer included in the sale. Tiled flooring.

**LANDING**

Fitted carpet. Double glazed full length window.

**BEDROOM 1**

13' 10" x 11' 10" (4.22m x 3.61m) Double glazed window providing SEA VIEWS. Electric heater. Fitted carpet.

**BEDROOM 2**

11' 7" x 8' 2" (3.53m x 2.49m) Double glazed window. Electric heater. Fitted carpet. Airing cupboard.

**BATHROOM**

8' 6" x 5' (2.59m x 1.52m) White suite comprising panelled bath with Triton shower over, WC and wash basin. Part tiled walls. Double glazed window.

**GARAGE**

Located in block below.

**IMPORTANT NOTE**

We understand the lease was recently extended to 999 years. The current charges are approximately £136 each month which includes building insurance, window cleaning and water.

**AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

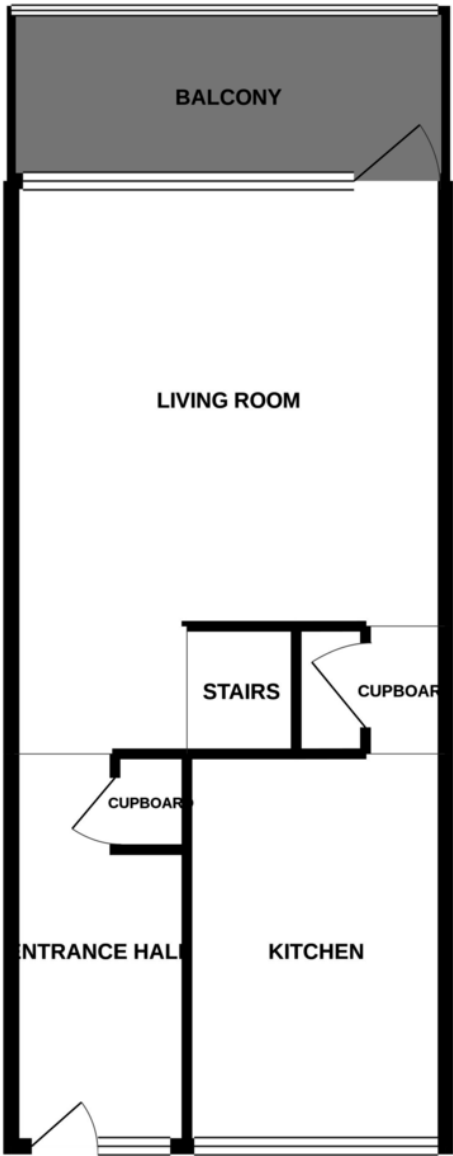
- These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.

**VACANT POSSESSION ON COMPLETION****VIEWING**

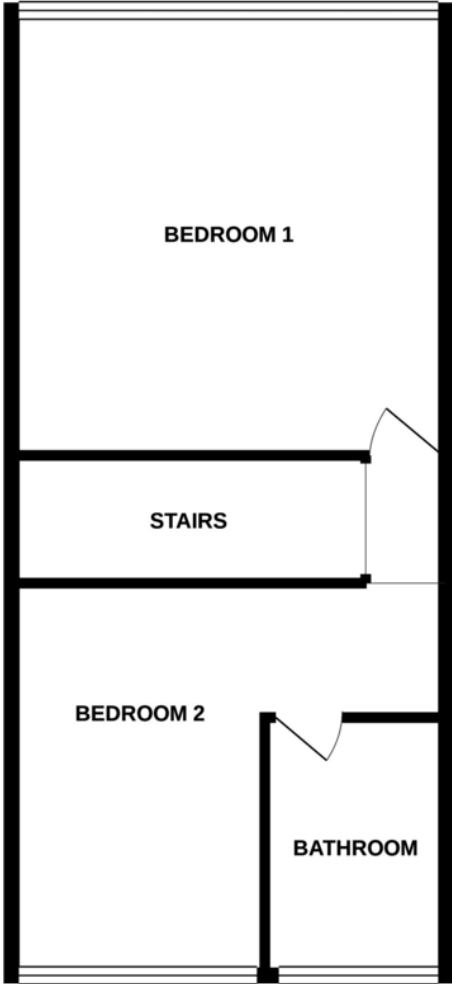
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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