



12A Cardinals Court, Wolsey Gardens, Felixstowe, IP11 7PH

£300,000 LEASEHOLD

**DIAMOND
MILLS**

Established 1908

A delightful second floor two bedroom apartment with balcony and sea views situated at Wolsey Gardens. The accommodation includes a hall, two good sized bedrooms, living room with balcony, kitchen/dining room, shower room and cloakroom. There is off road parking and a garage. There is no onward chain.

COMMUNAL ENTRANCE

With stairs to the second floor.

HALL

18' 6" x 3' (5.64m x 0.91m) The airing cupboard housing the pre lagged hot water cylinder with fitted immersion heater is in the hall. There is also an entry phone and a radiator in the hall.

LIVING ROOM (S&W)

18' 6" x 10' 6" (5.64m x 3.2m) There is a radiator in the living room. There are sea views to the South and West. Sliding glazed doors lead out on to the balcony.

BALCONY

14' 6" x 4' (4.42m x 1.22m) This covered balcony enjoys sea views. There is a built in cupboard and a power point on the balcony.

KITCHEN/DINING ROOM (W)

15' 3" x 11' 6" (4.65m x 3.51m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Tricity double oven, an electric hob with Xpelair hood and the gas fired boiler. There are distant sea views and views towards the docks. There is a radiator in this room.

CLOAKROOM

5' 6" x 4' (1.68m x 1.22m) Fitted with a two piece coloured suite comprising low level WC and wash basin.

BEDROOM (S)

14' 6" x 11' 9" (4.42m x 3.58m) A South facing double bedroom enjoying sea views. There is a radiator in this bedroom.

BEDROOM (E)

11' 3" x 11' 6" (3.43m x 3.51m) Another double bedroom. This room enjoys the morning sun as it faces East.

SHOWER ROOM (E)

6' 9" x 5' 3" (2.06m x 1.6m) With shower tray and electric shower unit, pedestal wash basin, low level WC and radiator.

GARAGE

Garage en loc with up and over door.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C(70) with a potential of C(79) which is valid until 13th February 2035.

COUNCIL TAX BAND

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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.

VACANT POSSESSION ON COMPLETION

VIEWING

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

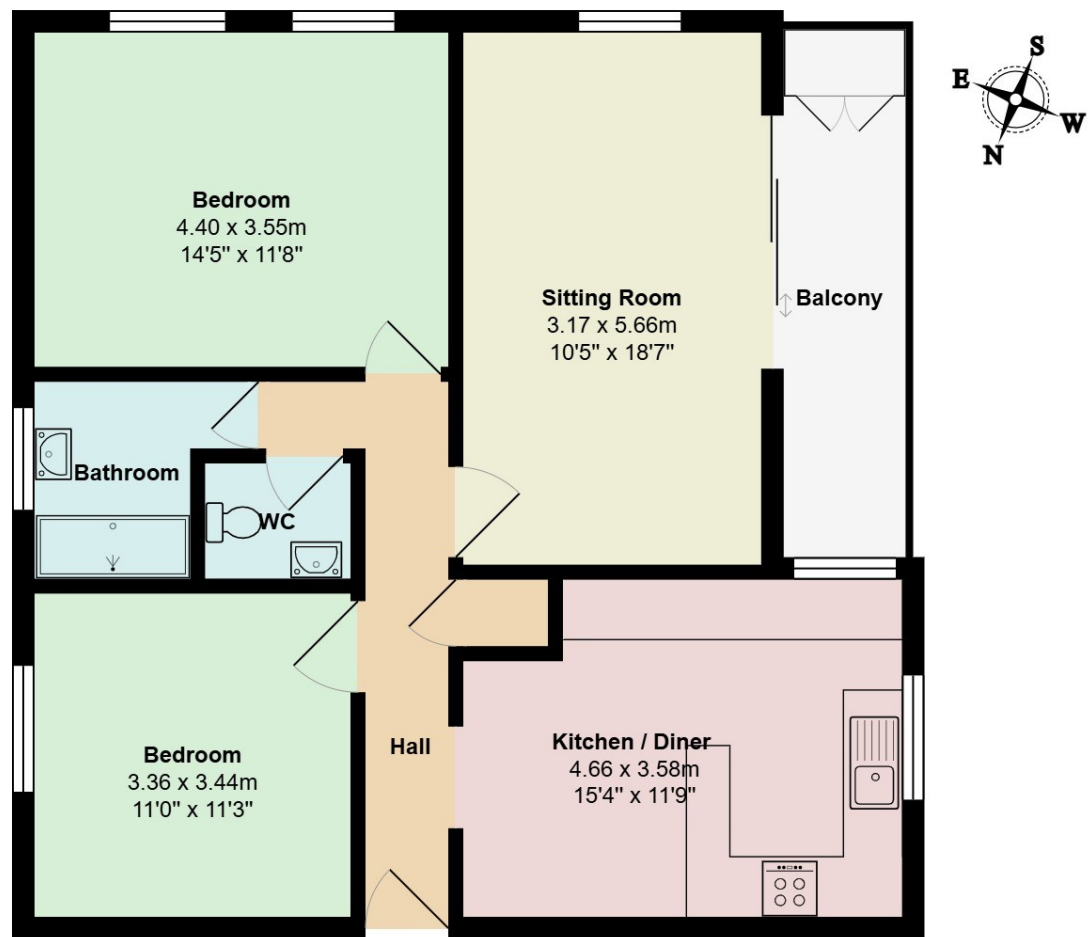
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Total Area: 78.0 m² ... 840 ft² (excluding balcony)

All measurements are approximate and for display purposes only