



**17 Cardinals Court, Wolsey Gardens, Felixstowe, Suffolk,
IP11 7PH**

£275,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**
Established 1908

A second-floor apartment situated in a purpose-built sought-after Cardinals Court development, having been built in 1973, with a unique canopied balcony boasting sea views, parking and garage. No onward chain.

The accommodation in brief comprises entrance hall, kitchen diner, lounge with balcony, bathroom, separate cloakroom and two double bedrooms.

The property is conveniently located within proximity of the Town Centre and Sea Front.

Heating is supplied in the form of gas fired central heating to radiators and the windows are of double-glazed construction. A viewing is highly recommended to appreciate the spacious accommodation on offer.

TENURE

Share of freehold and the remainder of a 999-year lease from 1973.

SERVICE CHARGE

£1200 a year.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of C (70) with a potential rating of C (75) that is valid until 24th June 2035.

OUTSIDE

Communal landscaped gardens. Driveway leading to rear of the property with access to garage en bloc with up and over door, power and lighting connected.

COUNCIL TAX BAND

Band D.

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

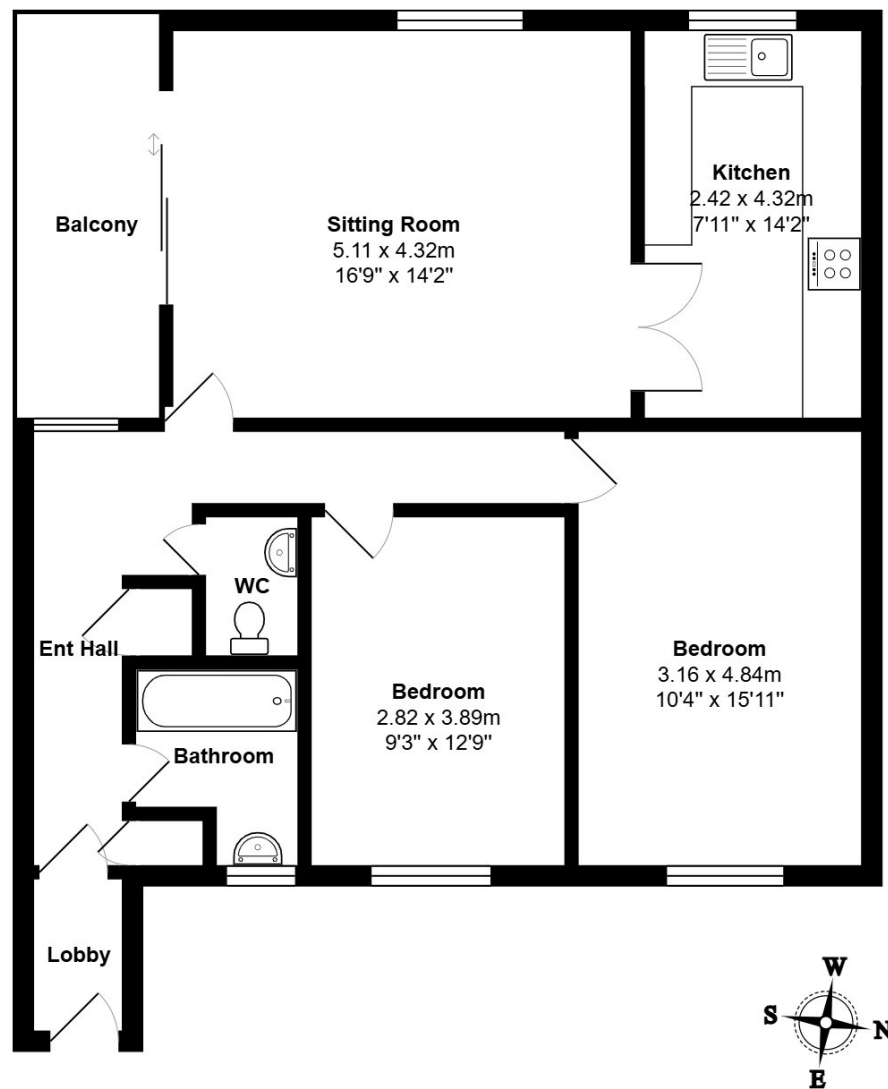
VIEWING

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

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Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only