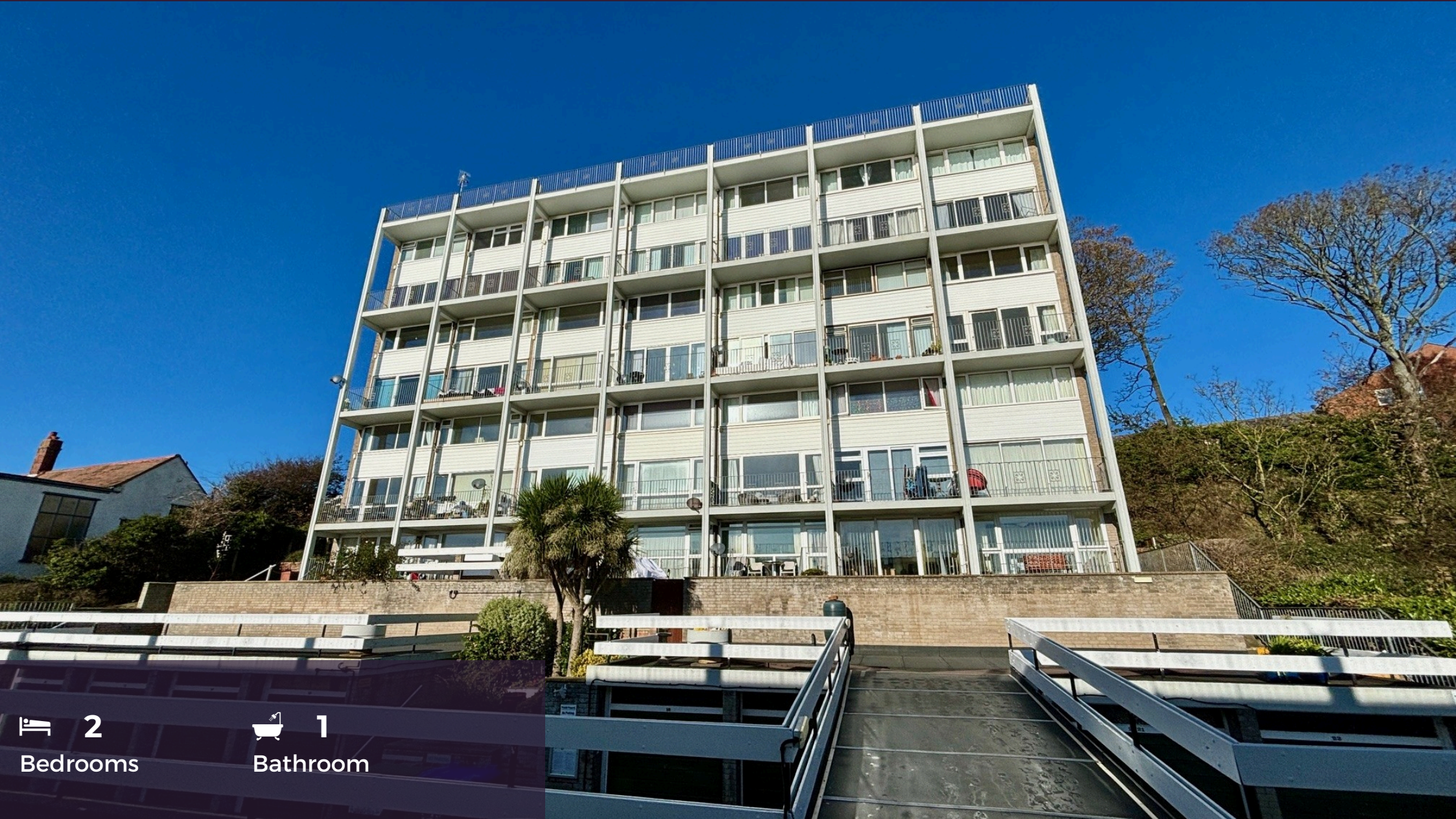




Guide price £195,000
Undercliffe, Wolsey Gardens, IP11



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



South facing balcony. UPVC double glazing throughout. Two double bedrooms. Seafront apartment. All Electric Heating. Long Lease.

Wainwrights are pleased to offer for sale this delightful 2 bedroom apartment, with stunning sea views. The apartment is well presented and offers seaside living, at a very reasonable price. Ideally located just a few steps from the central Felixstowe sea front, with the town centre a short walk away, the local amenities are within easy reach. The accommodation is set over two floors, with a bright, welcoming lounge room, with south facing balcony, and a kitchen on the entrance level. Upstairs consists of two double bedrooms and the bathroom. The property is ideal for those wishing to live the dream life by the sea, or as a rental investment. Contact us now, to arrange a viewing.

Entrance Hallway 4.51m x 0.88m (14' 10" x 2' 11")

Door leading to Kitchen & Reception room. Stairs to first floor.

Kitchen 3.54m x 2.25m (11' 7" x 7' 5")

Rear aspect UPVC double glazed windows. Space for fridge/freezer, washing machine, dishwasher & oven. Cupboard's above with drawers below.

Reception Room 4.09m x 3.51m (13'5" x 11'6")

Front aspect UPVC windows and door. Storage cupboard. Door to balcony.

Balcony 4.09m x 1.24m (13' 5" x 4' 1")

Stairs leading to first floor

Bedroom One 3.55m x 4.10m (11' 8" x 13' 5")

Front aspect UPVC windows.

Bedroom Two 2.51m x 3.52m (8' 3" x 11' 7")

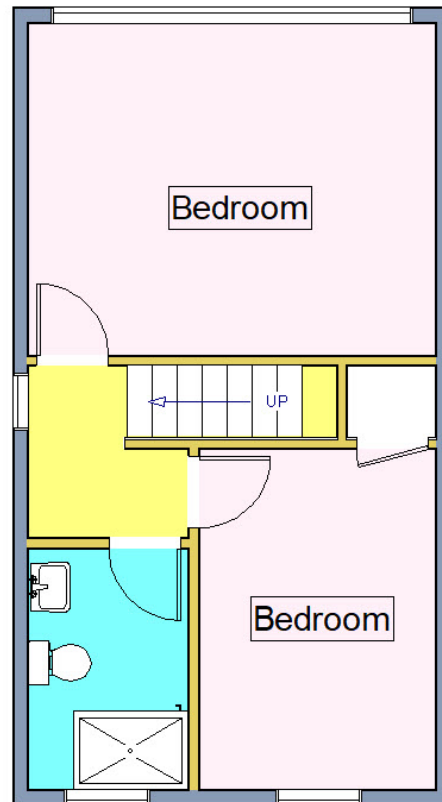
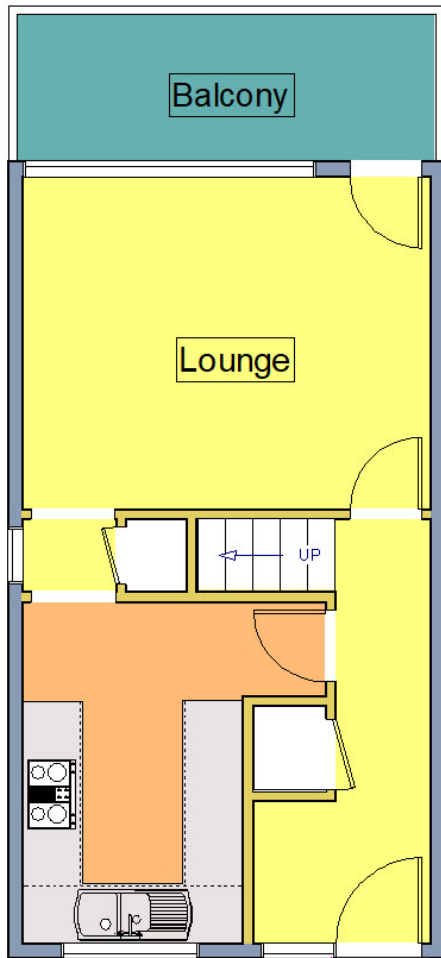
Rear aspect UPVC windows.

Bathroom 2.62m x 1.14m (8' 7" x 3' 9")

Rear aspect UPVC windows.

Additional Information

Tenure - Leasehold (Approximately 995 years years remain) Ground Rent Per Annum - £00.00 Service charge Per Annum - £1,650.00 EPC Rating - Current is 67D and potential to be 74C Council Tax Band - A (2023/24: £1,340.73) Services - We understand that mains water, drainage, gas and electricity are connected to the property. * Property Type - Mid-floor flat Total Floor Area - 66 square metres Total Plot Size - N/A Please note: There is an annual meeting, during which service charges are discussed but not necessarily revised upwards or downwards.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Felixstowe IP11

