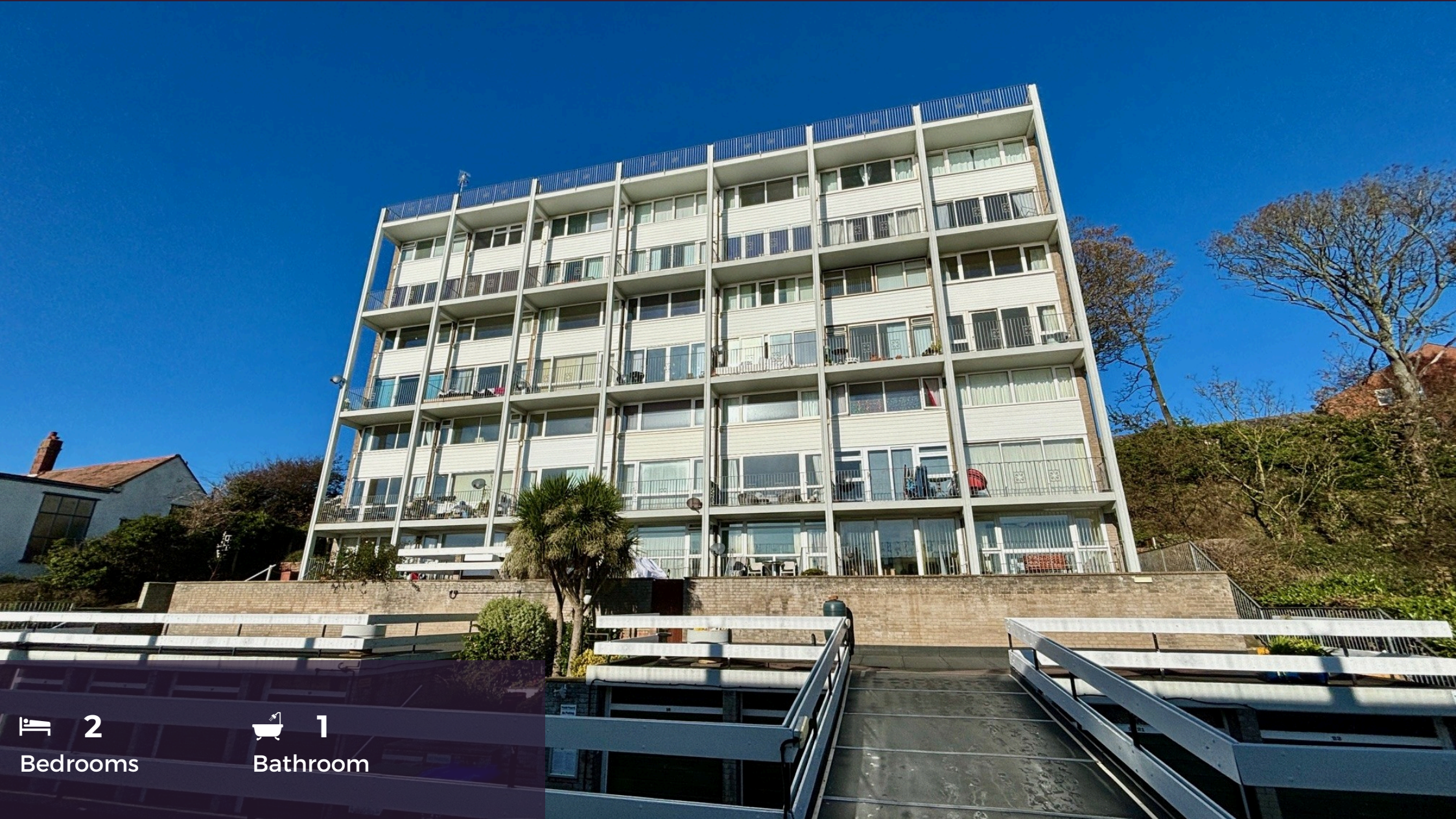




Guide price £195,000
Undercliffe, Wolsey Gardens, Felixstowe, IP11



 **2**
Bedrooms

 **1**
Bathroom

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

01394 275276



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No onward chain. Clear sea views. South facing balcony. UPVC double glazing throughout. Seafront apartment.

Stunning, unobstructed sea views and a south facing balcony await you at this two bedroom flat on the central Felixstowe Seafront. Apartment 13 is directly accessed at road level, from Wolsey Gardens and is set out over two floors. Felixstowe town centre, with a great mix of shopping facilities, cafes, restaurants and local amenities, is a short walk away. The popular seafront and famous Felixstowe Pier are mere steps away, offering a host of great places to eat, drink and watch the world go by.

The property can do with a little updating, but offers a wonderful opportunity for those looking for a place to escape to, by the sea, or as an ideal rental investment.

Take the time out to experience the breathtaking views and beachfront lifestyle from this wonderful seaside residence. Call Wainwrights now, to arrange a viewing.

Entrance Hallway 4.50m x 0.80m (14' 9" x 2' 7")

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

Kitchen 2.20m x 3.50m (7' 3" x 11' 6")

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

Reception Room 4.03m x 3.50m (13' 3" x 11' 6")

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

Stairs leading to first floor:

Bedroom One 3.50m x 4.80m (11' 6" x 15' 9")

Front aspect UPVC windows.

Bedroom Two 2.50m x 3.50m (8' 2" x 11' 6")

Rear aspect UPVC windows.

Bathroom 2.50m x 1.40m (8' 2" x 4' 7")

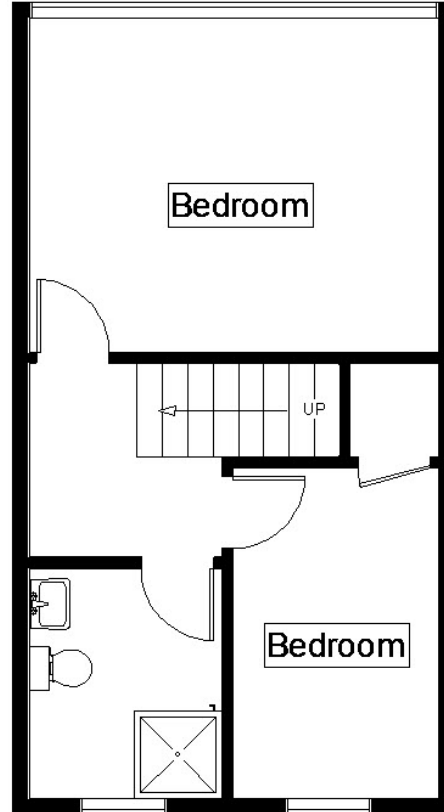
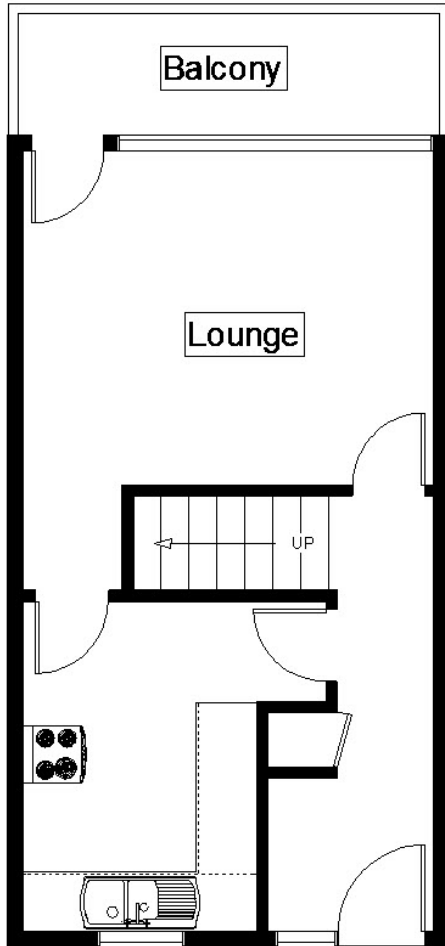
Rear aspect UPVC windows.

Additional Information

Tenure - Leasehold (Approximately 55 years remain on the lease) Ground Rent Per Annum - £25.00 Per Annum Service charge Per Annum - £2,022.00 Per Annum (Buildings insurance is included in the service charge) EPC Rating - Current is 58D and potential to be 73C 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



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(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: Undercliffe, Wolsey Gardens, Felixstowe, IP11

