



4 Cautley House, Undercliff Road East, IP11 7SF

£550,000 LEASEHOLD

Set in an elevated position along Felixstowe seafront, part of Gipping Homes Development of Cautley House and The Bartlett is this spacious two bedroom first floor apartment with beautiful sea views.

In addition to the two bedrooms the property benefits from allocated off road parking for two cars, an en-suite to bedroom one and a balcony offering sea views.

The accommodation in brief comprises entrance lobby, lounge/diner, kitchen/breakfast room, two bedrooms and bathroom with an en-suite shower room to bedroom one, heating is supplied in the form of gas fired under floor heating throughout and the sash windows are all of double glazed construction.

The Cautley House development is a Grade II listed building, ideally located in an elevated cliff top position directly overlooking the sea with views towards Bawdsey and Cobbolds Point. The town centre is less than half a mile distant with a variety of restaurants, cafes, independent and national high street stores available.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

SECURE COMMUNAL ENTRANCE DOOR Opening into :-

COMMUNAL HALLWAY

Video phone entry system, stairs leading to all floors and apartment four is located on the first floor with entrance door opening into :-

ENTRANCE LOBBY 4' 10" x 3' 5" (1.47m x 1.04m)

Karndean flooring, fitted storage cupboard and door opening into :-

LOUNGE/DINER 26' 2" x 16' 9" (7.98m x 5.11m)

Karndean flooring, bay window to front aspect with sea views, two further windows to side aspect both with sea views, TV point, video phone entry system, archway opening into :-

KITCHEN/BREAKFAST ROOM 16' 9" x 9' 6" (5.11m x 2.9m)

Modern kitchen comprising fitted worktops with matching upstand and tiled splashback, fitted storage units above and matching units and drawers below, integrated appliances such as a fridge/freezer, dishwasher and wine cooler, inset stainless steel one and a half bowl sink unit with mixer tap, Range cooker with five ring gas hob and cooker hood above, Karndean flooring and a door into :-

INNER HALLWAY

Karndean flooring, steps leading down to bedroom one, utility cupboard which has space and plumbing for a washing machine and doors to :-

BEDROOM TWO 16' 9" x 9' 11" (5.11m x 3.02m)

Karndean flooring, two windows to rear aspect, airing cupboard housing Gloworm combination boiler.

BATHROOM 8' 11" x 6' 10" (2.72m x 2.08m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage drawer below, panelled bath with mixer tap, corner shower enclosure with twin shower head, tiled flooring, heated towel rail, part tiled walls, extractor.

BEDROOM ONE 23' reducing to 18'9" x 9' 8" (7.01m x 2.95m)

TV point, French doors opening out onto :-

BALCONY Outdoor socket, wrought iron railing and sea views.

EN-SUITE SHOWER ROOM 9' 11" x 9' 8" (3.02m x 2.95m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage drawer below, double width walk in shower enclosure with twin shower heads, heated towel rail, large double storage cupboard, window to rear aspect.

OUTSIDE An automated gate opens out onto the communal driveway where there is allocated off road parking for two cars for apartment four and there are also well tendered communal gardens.

TENURE - LEASEHOLD

The remainder of 125 year lease commencing in 2013.

SERVICE CHARGE & GROUND RENT

We understand from the current owner that the current service charge is approximately £3284 per annum with the ground rent being £350 per annum.

COUNCIL TAX Band 'D'



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