



14 Cardinals Court, Wolsey Gardens, Felixstowe, IP11 7PH

£210,000 – SHARE OF FREEHOLD

Offered for sale with no onward chain and benefitting from sea views is this two bedroom second floor apartment located in the popular Cardinals Court development close to the seafront and town centre.

In addition to the two bedrooms the property benefits from an enclosed balcony with sea views, modern shower room and a share of the freehold.

The accommodation in brief comprises entrance hall, lounge, enclosed balcony, kitchen/diner, two bedrooms, shower room and separate WC. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Cardinals Court is conveniently situated within a few minutes of the sea and promenade and is also within walking distance to Felixstowe's main town centre shopping thoroughfare with a variety of cafes, restaurants and shops available.

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

COMMUNAL ENTRANCE DOOR Secure phone entry system opening into communal hallway with stair access to all floors. Apartment 14 is located on the second floor with door opening into:

ENTRANCE HALLWAY L-shaped entrance hallway, radiator, storage cupboard and doors to :-

LOUNGE 18' 7" x 10' 6" (5.66m x 3.2m)

Radiator, TV point, window to front aspect with sea views, double doors opening into the kitchen and double doors opening into :-

ENCLOSED BALCONY 17' 10" x 3' 9" (5.44m x 1.14m)

Tiled flooring, large window to side aspect with sea views.

KITCHEN/DINER 15' 4" x 11' 8" (4.67m x 3.56m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further space available for freestanding fridge/freezer, integrated electric oven with four ring electric hob and extractor above, radiator, window to side aspect with sea views, Worcester combination boiler.

BEDROOM ONE 14' 4" x 10' 10" (4.37m x 3.3m)

Radiator, window to side aspect.

BEDROOM TWO 11' x 9' 4" (3.35m x 2.84m)

Radiator, window to side aspect.

SHOWER ROOM 6' 1" x 6' 1" (1.85m x 1.85m)

Modern suite comprising vanity wash hand basin with mixer tap and storage cupboard below, double width walk in shower enclosure with electric shower over, fitted shower screen, shaver point, tiled flooring, heated towel rail, obscured window to side aspect.

SEPARATE WC

Suite comprising low level WC, wash hand basin with mixer tap, tiled flooring, extractor.

OUTSIDE

Cardinals Court stands within communal gardens which are maintained, laid to lawn with established shrubs.

GARAGE

The apartment also benefits from a single garage located in a block with up and over door, light and power connected.

TENURE - LEASEHOLD WITH SHARE OF THE FREEHOLD

The residents of Cardinals Court own a share in the Freehold management company. (Cardinals court management Limited).

The property however does have the remainder of a 999 year lease associated to it which we believe commenced in 1979 (approx. 952 years remaining).

SERVICE CHARGE

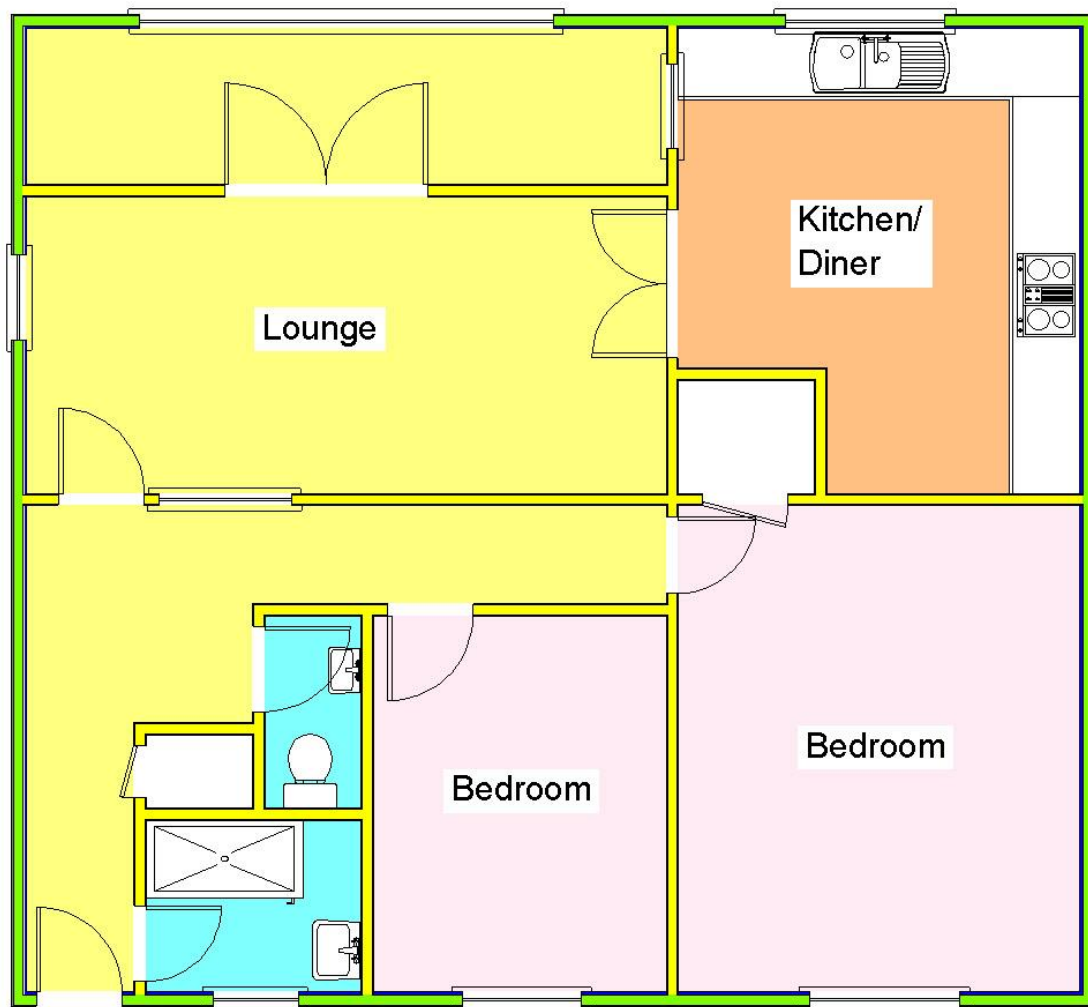
We understand from the current owner that the current service charge is £1,500 per annum.

COUNCIL TAX

Band 'D'







Address: 14 Cardinals Court, Wolsey Gardens, FELIXSTOWE, IP11 7PH
 RRN: 9350-2876-4600-2726-5761

Energy Rating



England & Wales

EU Directive
 2002/91/EC

