



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

£275,000 (LEASEHOLD – SHARE OF FREEHOLD)

Offered for sale with no onward chain and with stunning sea views is this modernised self contained two bedroom apartment located on the second floor of this purpose built development constructed in 1973.



In addition to the two bedrooms the apartment benefits from a modern kitchen, balcony with sea views and a garage located in a block.

The accommodation in brief comprises entrance hall, lounge/diner, balcony, kitchen, two bedrooms, shower room and cloakroom. 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 of Felixstowe's main town centre.

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

COMMUNAL SECURITY ENTRANCE DOOR Opening into:-

COMMUNAL ENTRANCE HALLWAY With staircase leading to all floors, apartment 6 is located on the second floor and has a personal door opening into:

ENTRANCE HALLWAY Secure phone entry system, radiator, storage cupboard and doors to:

CLOAKROOM Suite comprising low level WC, wash hand basin, extractor, shaver point.

LOUNGE/DINER 18' 6" x 10' 3" (5.64m x 3.12m)

Two radiators, TV point, window to front aspect with sea views, double opening into the kitchen but also sliding door opening into :-

BALCONY 18' 1" x 4' (5.51m x 1.22m)

Covered balcony with outside lighting, outside socket and stunning sea views.

KITCHEN 15' 2" x 11' 8" (4.62m x 3.56m)

Modern re-fitted kitchen comprising fitted worktops with fitted storage units above and fitted units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated washing machine and dishwasher, eye level Hotpoint oven with microwave grill above, Hotpoint four ring hob with extractor above, radiator, windows to side and front aspect with sea views.

BEDROOM ONE 14' 7" x 11' 11" (4.44m x 3.63m)

Radiator, two windows to front aspect with sea views.

BEDROOM TWO 11' 5" x 11' 4" (3.48m x 3.45m)

Radiator, window to side aspect.

SHOWER ROOM 8' 6" x 6' 6" (2.59m x 1.98m)

Suite comprising low level WC, wash hand basin, double width walk in shower enclosure with fitted shower screen, tiled walls, heated towel rail, obscured window to side aspect.

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

GARAGE The apartment is sold with the benefit of a single garage with an up and over door which is located in a block.

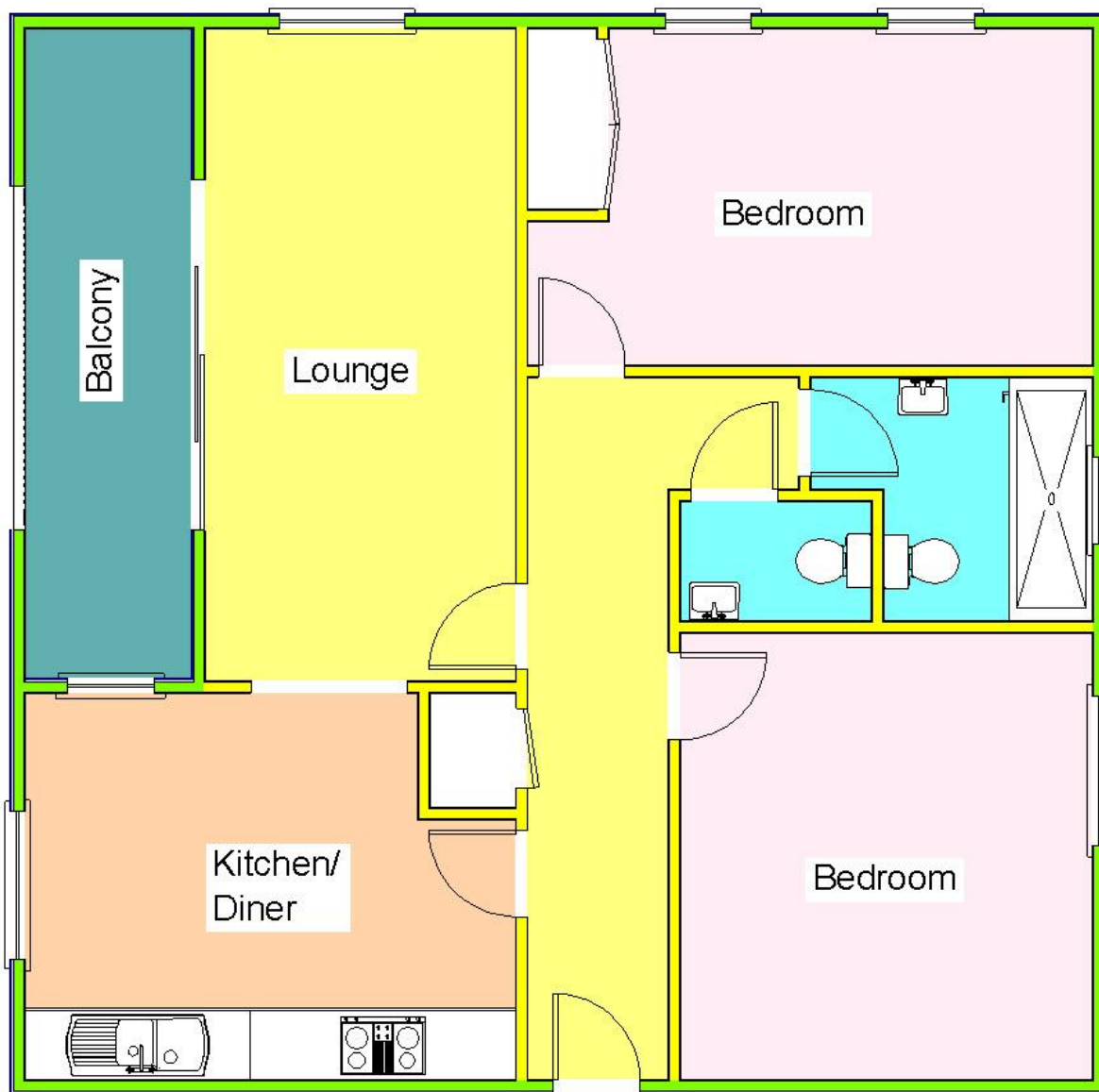
TENURE - LEASEHOLD WITH SHARE OF FREEHOLD We understand from the current owners there is the remainder of a 999-year lease commencing in 1979.

SERVICE CHARGE We understand from the current owner that the service charge is £1500 per annum.

COUNCIL TAX Band 'D'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		