

Scott Beckett
Estate Agents







12a Cardinal Court, Wolsey Gardens, Felixstowe, IP11 7PH

£187,500 LEASEHOLD WITH SHARE OF FREEHOLD

Offered for sale with no onward chain with superb views from the principle living accommodation of the sea, beach, promenade and Port is this self-contained apartment located on the 2nd floor of this purpose built development constructed in 1973.

The well planned and spacious living accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast room, two double bedrooms, shower room with separate cloakroom.

Further benefits include gas fired central heating (un-tested), double glazing, security entry phone system, single garage and superb sea views.

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.

COMMUNAL SECURITY ENTRANCE DOOR
Opening to :-

COMMUNAL ENTRANCE HALLWAY WITH STAIRCASE LEADING TO THE FIRST AND SECOND FLOOR
Personal door opening to :-

ENTRANCE HALLWAY
Access to the loft space, radiator, built in airing cupboard with hot water cylinder, pine slatted shelves, security entry phone handset.

CLOAKROOM
Pampas coloured suite comprising low level WC, wash hand basin, tiled splashback.

LOUNGE 18' 7" x 10' 6" (5.66m x 3.2m)
Offering superb views of the sea, beach, promenade and the Port, radiator, TV point, central heating thermostat, double glazed aluminium sliding patio doors opening to :-

COVERED BALCONY 14' 6" x 4' (4.42m x 1.22m)
Tiled flooring, external power point, built in double door storage cupboard, superb views over the rooftops, the Port of Felixstowe, the sea, promenade and beach.

KITCHEN/DINING ROOM 15' 4" x 11' 6" (4.67m x 3.51m)
(Re-fitment required), range of fitted cupboards with aluminium trim, comprising base cupboards and drawers with wood grain effect work surfaces over, stainless steel single drainer sink unit, tiled splashbacks, built in double oven and four ring hob (un-tested), Ideal Classic gas fired boiler, space and plumbing for automatic washing machine, radiator, window opening to the balcony and double glazed window with views over the rooftops towards the sea, promenade, beach and Port.

BEDROOM ONE 14' 6" x 11' 8" (4.42m x 3.56m)
Radiator, two UPVC sealed unit double glazed windows with views of the sea, beach and promenade.

BEDROOM TWO 11' 6" x 11' 4" (3.51m x 3.45m)
Radiator, UPVC sealed unit double glazed window with sideways views towards the sea.

SHOWER ROOM
Suite comprising wash hand basin, shower tray with Mira Sport shower, tiled surround, radiator, UPVC sealed unit double glazed window.

OUTSIDE
Cardinals Court stands within communally maintained gardens being laid to lawn with established shrubs.

The apartment is sold with the benefit of a single garage with up and over door.

TENURE

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 remining).

SERVICE AND MANAGEMENT CHARGE

We understand from the current owner that the current service charge is £1,500 per annum with a management fee of £215 per annum.

AGENT'S NOTE

General modernisation and updating is required throughout.

COUNCIL TAX

Band 'D'











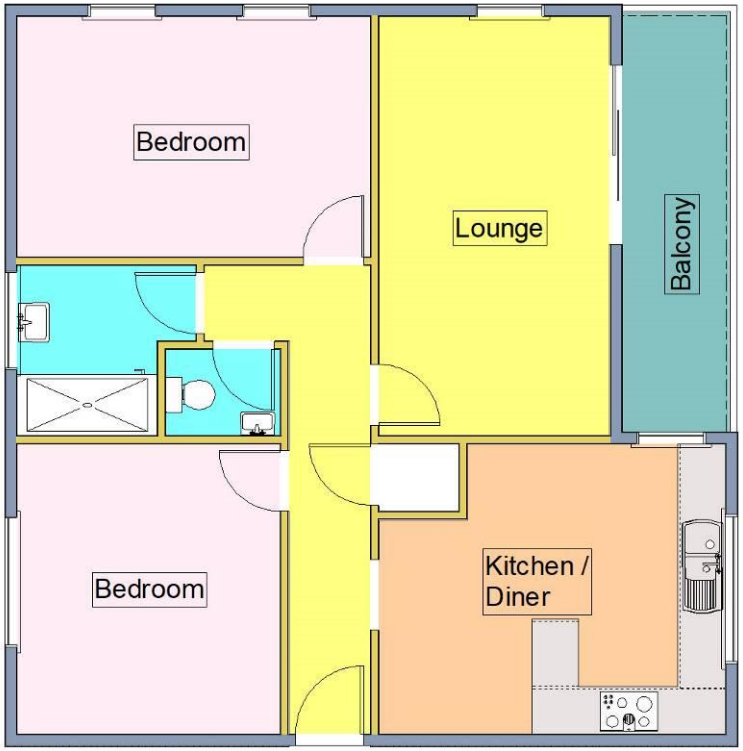


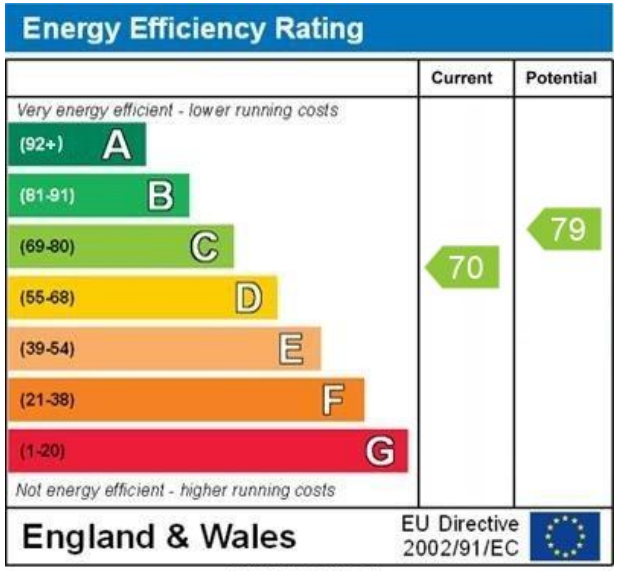
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The Property Ombudsman









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