



## 11 Cardinals Court, Wolsey Gardens, Felixstowe, IP11 7PH

**£285,000 LEASEHOLD WITH SHARE OF FREEHOLD**

A superbly presented and extensively modernised, self contained apartment situated on the first floor of the purpose built development offering excellent views of the sea, beach and port complex.

The tastefully decorated and well planned accommodation briefly comprises, entrance hall, lounge with covered balcony leading off, refitted kitchen/breakfast room with Bosch integrated appliances, two double bedrooms, shower room and cloakroom.

Further benefits include extensive SEA VIEWS from the lounge, balcony and the kitchen/breakfast room, full gas fired central heating served by a combi boiler, upvc sealed unit double glazed windows, security entry phone system and single garage.

The Cardinals Court development is ideally situated in an elevated position overlooking the sea and with views towards the port within a short distance from the promenade and town centre shopping thoroughfare.

Communal security entrance door opening to

#### **COMMUNAL HALLWAY**

Staircase to first and second floor. Personal door to

#### **ENTRANCE HALL**

Radiator, security entry phone handset, built in airing cupboard with electric cylindrical heater.

#### **CLOAKROOM**

Fitted with a modern white contemporary style suite comprising, comfort height W.C., wash hand basin with mixer tap and anthracite double door vanity cupboard below, splash back, matching wall mounted medicine cabinet, extractor fan.

#### **LOUNGE 18' 6" x 10' 6" (5.64m x 3.2m)**

Vertical radiator, T.V. point, UPVC sealed unit double glazed window to the south aspect with sea views, throughway to the kitchen/breakfast room, west facing UPVC sealed unit double glazed doors opening to:

#### **BALCONY 18' x 4' (5.49m x 1.22m)**

Offering views of the sea, promenade and the port complex with a westerly aspect benefitting from afternoon sun and evening sunsets.

#### **KITCHEN/BREAKFAST ROOM 15' 2" x 11' 6" reducing 8'10" (4.62m x 3.51m)**

Refitted with a comprehensive range of modern matt finished units comprising base units and drawers and saucepan drawers, wine rack, work surfaces over, inset composite one and a half bowl sink unit with mixer tap, upstands, matching eye level cupboards with under cupboard lighting, peninsular breakfast bar with space for four to sit, range of Bosch appliances including four ring induction hob, stainless steel extractor with lighting, built in stainless steel combination oven and microwave, integrated freezer and full height fridge, integrated dishwasher, Kinetico water softener, cupboard housing wall mounted Viessmann gas fired combination boiler, vertical radiator, LED ceiling spotlights, LVT wood plank effect floor, UPVC sealed unit double glazed window with a westerly aspect and views of the sea, beach, promenade and port complex.

#### **BEDROOM ONE 14' 7" to face of wardrobes reducing to 12'6" x 11' 8" (4.44m x 3.56m)**

Range of modern fitted wardrobes to one wall, vertical radiator, two south facing UPVC windows with sea views.

#### **BEDROOM TWO 11' 6" x 11' 4" (3.51m x 3.45m)**

Radiator, UPVC sealed unit double glazed window to the east aspect.

### SHOWER ROOM 7' 9" x 6' 9" (2.36m x 2.06m)

Refitted with a modern white suite comprising glazed shower cubicle with quartz style water proof panelled surround, Mira shower, pedestal wash hand basin with mixer tap, splash back, extractor fan, wall mounted electric tooth brush holder, heated towel rail/radiator, UPVC sealed unit double glazed window to the east aspect.

### OUTSIDE

The Cardinals Court development stands in an elevated position within communal gardens comprising lawn with well stocked flower and shrub borders.

To the rear of the development there is visitor parking and also garages en-block with Garage number 8 being sold with the apartment.

### TENURE

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

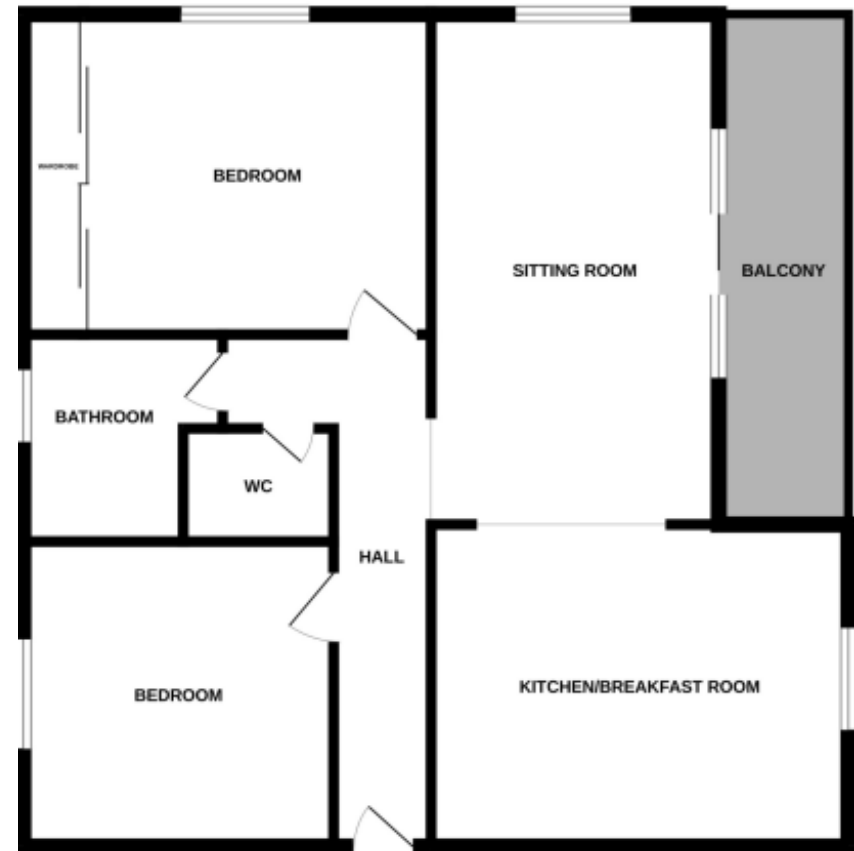
The property however does have the remainder of a 999 year lease associated to it which we believe commenced in 1979 (approx. 952 years remining).

### 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.

### COUNCIL TAX

Band 'D'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





