



**15 Wolsey Court, Stanley Road, Felixstowe, Suffolk, IP11 7DJ**

**£350,000 LEASEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A rare opportunity to acquire this top floor, purpose-built two bedroom apartment, boasting breathtaking panoramic sea views and offered to the market with vacant possession and no onward chain.**

**This beautifully presented home has recently undergone an extensive programme of improvements, including a brand new kitchen and stylish new bathroom, creating a modern and move-in-ready living space. The property further benefits from lift access, a garage, and a long lease for added peace of mind.**

**Ideally situated close to both the town centre and the seafront, this exceptional apartment combines convenience with coastal living and would make an ideal main residence, second home, or investment purchase.**

#### **ACCESS TO THE BUILDING**

The entrance to the block of apartments 9-16 is at the rear of the building and there is an external door which leads to the communal entrance with a security phone entry system with a door leading into the ground floor hallway and stairs to floors above and a lift facility serving all floors.

#### **APARTMENT 15**

This apartment is on the top (third) floor and can be accessed by both stairs and lift facility. The entrance door to the apartment opens into: -

#### **ENTRANCE HALL**

Bespoke engineered oak effect flooring. Electric heater. Built in wardrobe/store cupboard. Doors off to: -

#### **CLOAKROOM/WC**

Tiled floor. Contemporary white suite with vanity wash hand basin, low level WC with hidden cistern and window to side aspect.

#### **KITCHEN**

9' 6" x 6' 11" (2.9m x 2.11m) Engineered oak flooring. Bespoke fitted white gloss kitchen with handleless units and solid woodwork tops and tiled splash backs. Various fitted appliances and window to rear aspect with view over car park and garages.

#### **LIVING ROOM**

17' 9" x 17' 3" (5.41m x 5.26m) Engineered oak effect flooring. Electric heater. Stunning, panoramic sea views.

#### **INNER HALL**

Engineered oak effect flooring. Built in storage cupboard. Electric heater. Further built in cupboard. Doors feeding off to: -

#### **BEDROOM 1**

11' 7" x 10' 7" (3.53m x 3.23m) Fitted carpet. Electric heater. Built in wardrobe. Window to front aspect with sea views.

#### **BEDROOM 2**

10' 6" x 8' 9" (3.2m x 2.67m) Fitted carpet. Electric heater. Built in wardrobes. Window to rear aspect.

#### **BATHROOM**

Tiled floor. Contemporary newly fitted white suite consisting of a low-level WC, vanity wash hand basin, bath unit with shower fitment and window to rear aspect. Fully tiled walls.

#### **GARAGE**

Garage number 15 is on the end of the middle row of garages and also includes a parking space in front.

#### **SERVICE CHARGE**

Approximately £1900 per annum.

#### **GROUND RENT**

Approximately £550 per annum.

**TENURE**

Leasehold. A newly extended lease with a total of 144 years remaining. 99 years on top of the original 99 years dated from 1972.

**COUNCIL TAX BAND**

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**AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

**VACANT POSSESSION ON COMPLETION**

**VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



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Approx. 69.4 sq. metres (747.4 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.