



3 Cardinals Court, Queens Road, Felixstowe, Suffolk, IP11 7PG

£225,000 SHARE OF FREEHOLD

DIAMOND

MILLS

Established 1908

A well presented first floor apartment with sea views. The apartment has recently been refurbished and comprises some well-proportioned rooms. The property is situated close to the Sea Front and the Town Centre and is set in communal gardens and has a garage.

COMMUNAL ENTRANCE

With stairs to the first floor and door to apartment

ENRANCE HALL

An "L" shaped hall with airing cupboard and radiator.

LIVING ROOM (E)

17' 6" x 14' 6" (5.33m x 4.42m) There are two radiators in this room, and archway to the kitchen and sliding doors to the sun lounge.

SUN ROOM (S)

14' 2" x 4' (4.32m x 1.22m) A very sunny South facing room with great sea views.

KITCHEN (E)

14' x 8' (4.27m x 2.44m) Fitted with a range of wall and base units with a one and a half bowl stainless steel sink unit with single drainer. The appliances include a Beko oven, New World ceramic hob and extractor above. There is also plumbing for a washing machine.

BEDROOM (N)

15' 10" x 11' (4.83m x 3.35m) A double bedroom with a radiator.

BEDROOM

12' 10" x 9' 6" (3.91m x 2.9m) Another bedroom with a radiator.

SHOWER ROOM (N)

Fitted with a three suite comprising shower, low level WC and wash basin. Heated towel rail/radiator.

CLOAKROOM

Fitted with a two-piece suite comprising low level WC and wash basin.

OUTSIDE

Communal gardens around the development. A driveway leads into the garages.

GARAGE

With power and light connected. Up and over door.

TENURE

Leasehold with share of freehold.

SERVICE CHARGE

Currently £1,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (77) with a potential of C (77) which is valid until March 26th, 2036.

COUNCIL TAX BAND

D

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



www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



Approx. 86.4 sq. metres (929.9 sq. feet)



Total area: approx. 86.4 sq. metres (929.9 sq. feet)

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