



## 7 Cautley House, Undercliff Road East, IP11 7SF

**£490,000 LEASEHOLD**

An exquisite two bedroom ground floor apartment located in Cautley House, part of the prestigious Bartlett redevelopment benefiting from stunning sea views and offered for sale with no onward chain.

Cautley House is Grade II listed building ideally located for the main town centre, overlooking the promenade and seafront at Cobbolds Point. The property was re-developed in 2016 as part of the old Bartlett Hospital by Gippings Homes.

Additional benefits include an open plan lounge/kitchen/dining space with two arched patio doors opening out onto the enclosed patio area with sea views, en-suite to bedroom one and one allocated off road parking space.

The accommodation in brief comprises open plan lounge/kitchen/dining space, inner hall, two bedrooms with an en-suite to bedroom one and bathroom. Heating is applied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Being rarely available to the market a viewing is highly recommended to appreciate the modern accommodation with sea views on offer.

#### **COMMUNAL ENTRANCE DOOR**

Opening into :-

#### **COMMUNAL HALLWAY**

Apartment 7 is located on the ground floor.

#### **ENTRANCE DOOR**

Opening into :-

#### **LOUNGE/KITCHEN/DINING SPACE 20' 11" x 15' 8" (6.38m x 4.78m)**

Two radiators, TV point, spotlights, two arched patio doors opening out onto enclosed patio.

#### **KITCHEN**

Modern kitchen with fitted worktops, glass splashback, fitted storage units above and matching storage units and drawers below, integrated appliances such as fridge, freezer and dishwasher, Range cooker with five ring gas hob, cooker hood above, inset stainless steel sink unit with mixer tap, door to :-

#### **INNER HALL**

Built in storage cupboard with space and plumbing available for a washing machine, doors to :-

#### **BEDROOM ONE 14' 9" x 10' 6" (4.5m x 3.2m)**

Radiator, double glazed sash window to rear aspect, door opening into :-

#### **EN-SUITE SHOWER ROOM 7' 11" x 4' 7" (2.41m x 1.4m)**

Modern suite comprising low level WC, hand wash basin with mixer tap and storage drawer below, double width walk in shower with twin shower head, heated towel rail, spotlights, extractor.

#### **BEDROOM TWO 11' 1" x 10' (3.38m x 3.05m)**

Fitted wardrobes with sliding doors, radiator, double glazed sash window to rear aspect.

#### **BATHROOM 8' 1" x 6' 5" (2.46m x 1.96m)**

Modern suite comprising low level WC, hand wash basin with mixer tap and storage drawers below, panel bath with mixer tap and shower over, fitted shower screen, heated towel rail, extractor.

#### **PATIO AREA**

Wrought iron railings surround, side access gate, stunning sea views.

## COMMUNAL GROUNDS

Attractive communal landscaped gardens with pathways leading down to the sea front and promenade. One way drive for access to parking area.

## PARKING

The apartment comes with one allocated off road parking space, with further visitor spaces available.

## TENURE - LEASEHOLD

The property has the remainder of 125 year lease starting 2016.

## GROUND RENT & SERVICE CHARGE

We understand from the current owner that the ground rent is £150 every six months and the service charge is approximately £2100 per year.

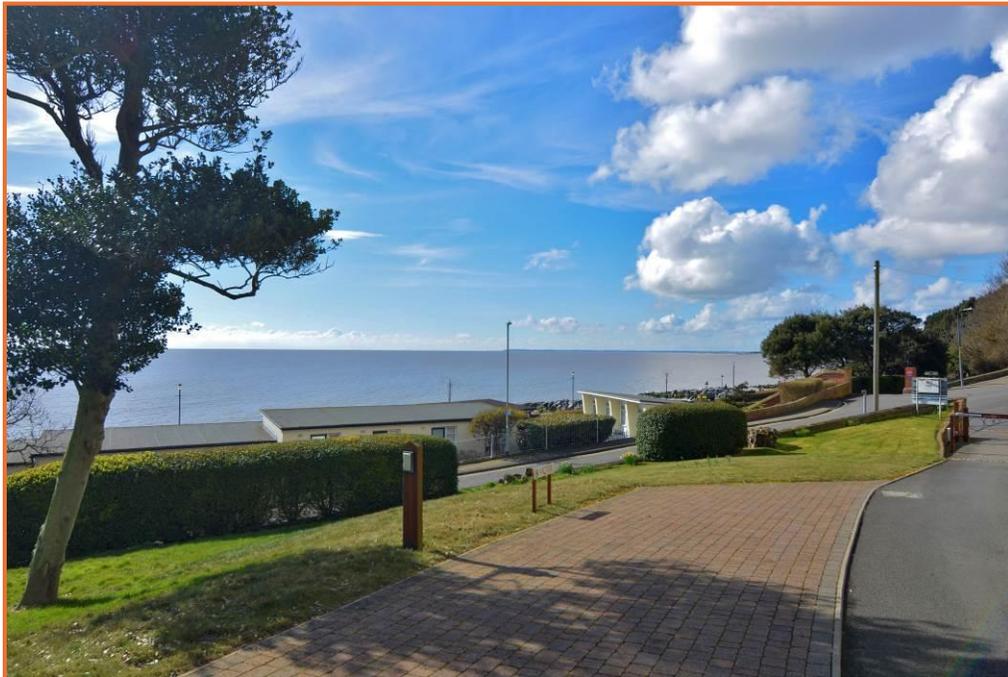
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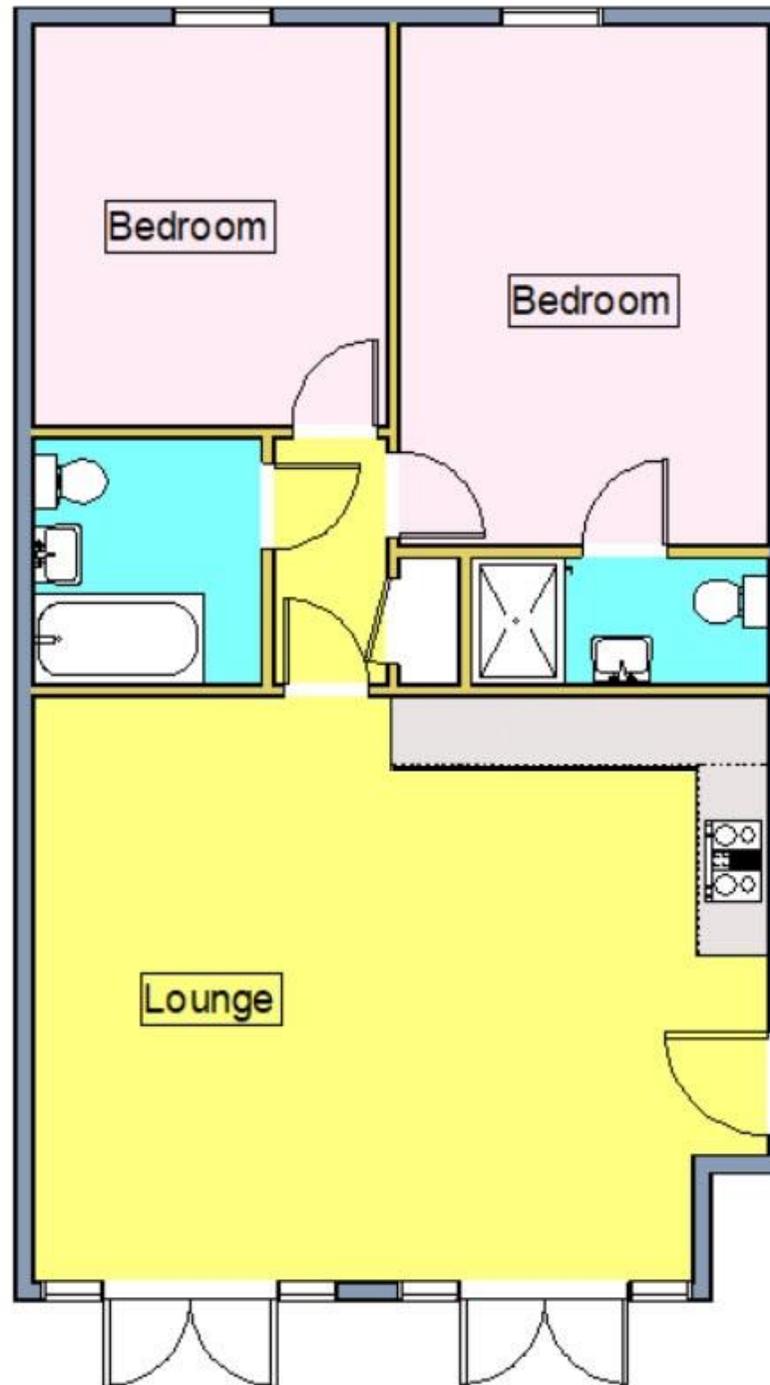
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**EPC EXEMPT AS PART  
OF LISTED BUILDING**

