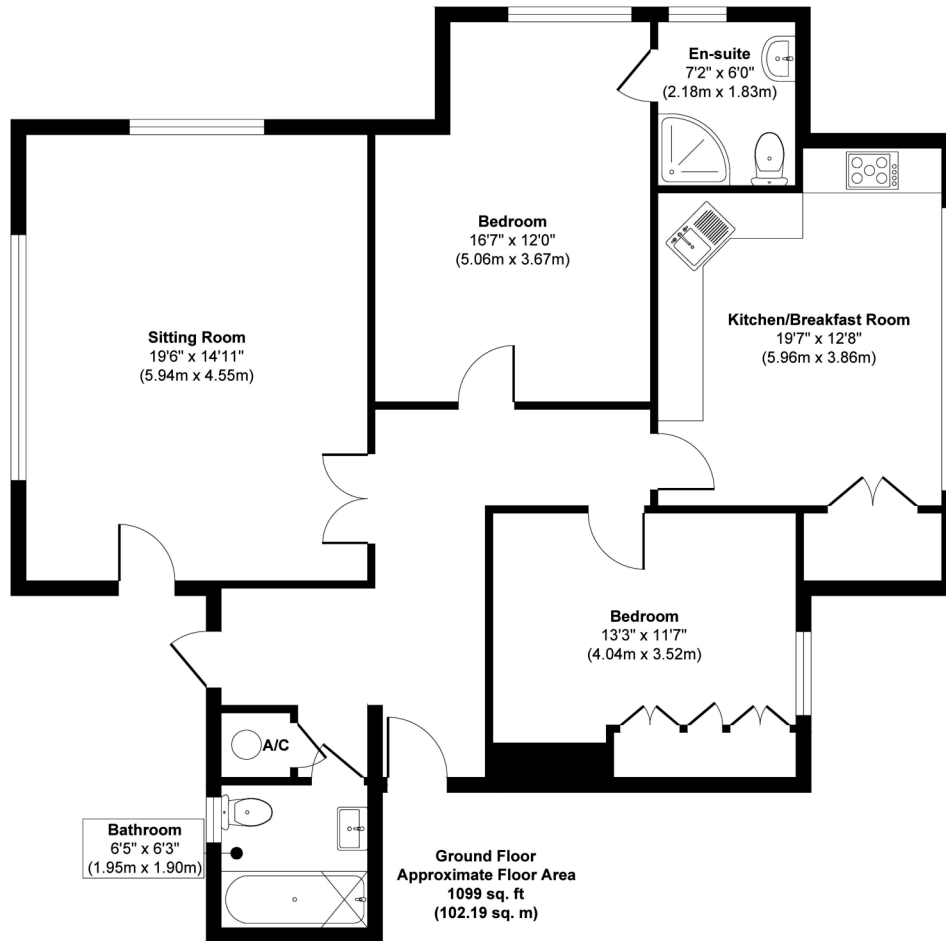




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Signature

5 Cranmer Cliff Gardens, Maybush Lane,  
Felixstowe, IP11 7NH

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**Approx. Gross Internal Floor Area 1099 sq. ft / 102.19 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

### Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



This stunning character apartment situated on the ground floor of the beautiful Cranmer Cliff building. The landscaped grounds are of an excellent size and formerly belonged to the Felixstowe Ladies College. There is a private access to the beach and promenade and is only a short distance from The Fludyers hotel and restaurants and the town centre.

Upon entering through the communal entrance door there is a communal hallway with a private entrance to the apartment. The hallway has an intercom entry receiver, radiator and doors to the sitting room, both bedrooms, kitchen/dining room and bathroom. Looking out over the communal grounds is the sitting room with door to the terrace which provides a beautiful view. The sea view is available over the communal gardens. The sitting room has windows to the front and side aspects, radiators and a pleasant high ceiling. The kitchen/dining room is to the rear of the property and has a wide range of floor and wall units with sink drainer units and coordinated worksurfaces. There is plumbing for a washing machine, built in oven and an additional benefit of a large pantry cupboard ideal for storage, the room adequately fits in a good size table. Bedroom one is to the side of the property and offers the added benefit of an ensuite shower room with bedroom two having the benefit of built in wardrobes. Completing the accommodation is a family bathroom with three piece suite and adjacent airing cupboard.

#### Outside

The development at Cranmer Cliff Gardens is a private development set in landscaped grounds with mature plants, shrubs and trees and of an excellent size with private access to the beach and promenade.

#### Location

Cranmer Cliff Gardens is a stunning development in a prime position in Old Felixstowe with easy access to the beach as well as being only a short distance from The Fludyers boutique hotel and the retail parade on High Road East. The town centre is easy accessible as well. There is easy access to London Liverpool Street via Felixstowe train station and the Suffolk coast features many jewels including Woodbridge, Southwold and Aldeburgh all of which are in driving distance.

#### Directions

From Fenn Wrights Hamilton Road, Felixstowe office proceed out of Hamilton Road heading towards the Elizabeth Hotel roundabout taking the third exit into High Road East. Continue along High Road East and on your right hand side is a parade of shops with a Spa convenience store, just after the Spa convenience store take a right hand turn into Maybush Lane and Cranmer Cliff Gardens is situated on your left hand side tucked away discreetly.

#### Important Information

Council Tax Band - E

Services - We understand that mains water, gas and electricity are connected to the property.

Tenure - Leasehold with a share of the Freehold

EPC rating - C

Our ref - PJR





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