



Palmer & Partners



Reavell Place, Ipswich, Suffolk, IP2 0ET

GP: £280,000 to £290,000

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This absolutely stunning three bedroom penthouse apartment, situated close to the town centre and Ipswich Town football stadium, offers accommodation over two floors with both floors benefiting from fantastic roof terraces providing panoramic views over the river and across to the stadium; the apartment also comes with newly fitted kitchen and carpets; has been redecorated throughout; double glazed windows; gas central heating; and off-road parking. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality of accommodation on offer which comprises entrance hall; fantastic 19ft open plan kitchen / living / dining room which opens onto a roof terrace with spectacular panoramic views across the town; two of the bedrooms, one of which has an en-suite shower room; bathroom; and first floor dressing room / study with bespoke bookshelf dividing this room from the master bedroom and the bookshelf could be dismantled to make this a magnificent 26ft room, and both the master bedroom and dressing room open up onto a further roof terrace with spectacular panoramic views across the town and overlooking the river.

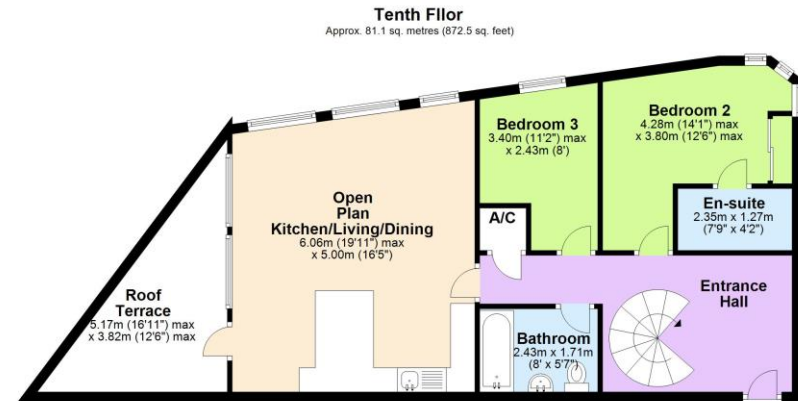
LEASE INFORMATION:-

Ground rent - £250 per annum

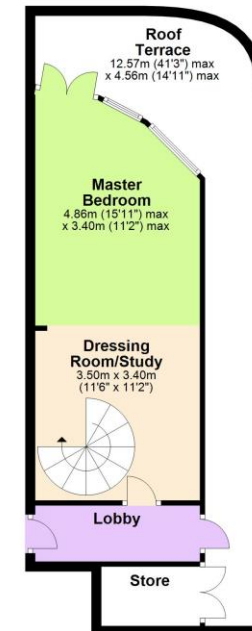
Maintenance charge - £149 per month

Lease - 125 years from June 2007

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.



Eleventh Floor
Approx. 55.5 sq. metres (597.6 sq. feet)



Total area: approx. 136.6 sq. metres (1470.1 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.



