



**Connells**

Apartment 306 Reavell Place  
Ipswich



# Apartment 306 Reavell Place Ipswich IP2 0ET

for sale guide price  
**£140,000**



## Property Description

Located on the popular voyage development, Connells are pleased to offer this third-floor apartment close to many amenities. The accommodation comprises of two double bedrooms, en-suite bedroom, separate bathroom, lounge/diner, separate kitchen, access to a balcony and there is also resident permit parking along with visitor spaces.

The property is located near the main line Train Station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations and is within walking distance of the town centre and Ipswich's vibrant waterfront which boasts many restaurants, bars and cafes.

Ipswich is the county town of Suffolk has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores.

## Communal Entrance Hall

Accessed via security entrance door, lift and stairs giving access to the third floor.

## Entrance Hall

Accessed via entrance door, security entry phone, wood effect flooring, airing cupboard, storage cupboard housing wall mounted boiler and doors giving access to:

## Lounge/Diner

Double glazed door giving access to balcony, radiator, wood effect flooring, smooth ceiling, television point and access to balcony and kitchen.

## Balcony

Enclosed by glass screening with patio tiled flooring.

## Kitchen

Space for fridge freezer, built-in oven, built-in hob with extractor hood over, tile effect vinyl flooring, tiled splash back's, smooth ceiling, built-in washing machine, 1 1/2 bowl sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above.

## Bedroom One

Double glazed window to front, wood effect flooring, smooth ceiling and door giving access to:

## En-Suite

Fully tiled shower cubicle with independent shower over, enclosed w/c and vanity wash hand basin with mixer tap smooth ceiling with extract fan. Tyler effect vinyl flooring

## Bedroom Two

Double glaze window to front, wood effect flooring, smooth, ceiling, radiator

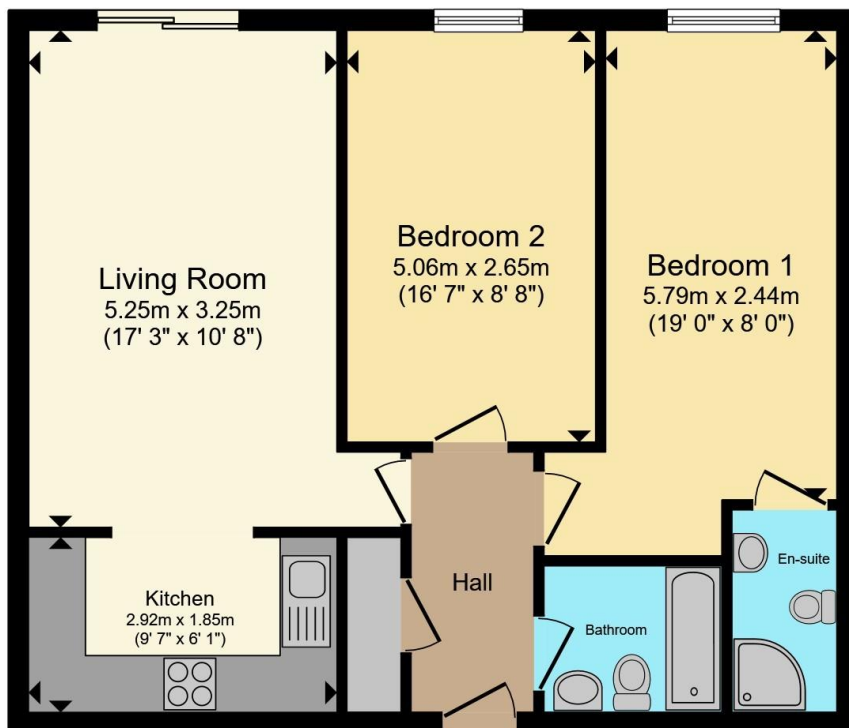
## Bathroom

Shake to panelled bath with mixer tap. An independent shower over with shower screen and close w/c vanity wash, hand basin radiator, towel effect. Vinyl flooring, smooth ceiling with extractor fan. Part tiled walls.

## Outside

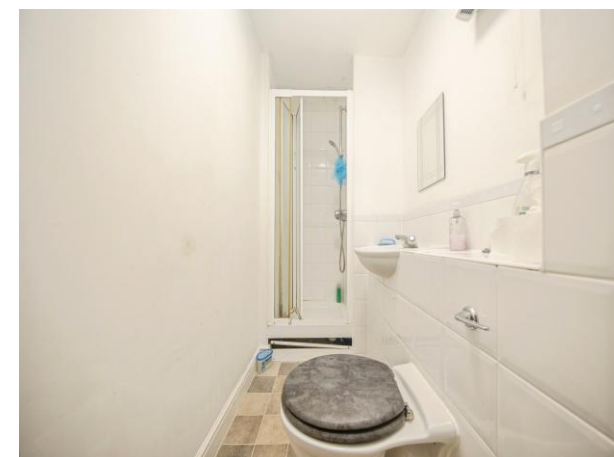
There are communal gardens with permit and visitor parking





Total floor area 61.3 m<sup>2</sup> (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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6 Princes Street  
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EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2770.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312671](http://connells.co.uk/Property/ICH312671)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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