



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

OPEN
7 DAYS A
WEEK

CALL
01472 200666

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE



147 Portman Road
Ipswich
IP1 2BN

£425,000

Quite simply Ipswich's best penthouse apartment, no other accommodation anywhere near this vibrant Suffolk town can you find 2000 square feet of living accommodation coupled with 800 square feet of balcony. City views are only matched one end by having the live action of Ipswich Town home games at the other. Inside the property a private coded lift takes you directly into the apartment where stunning curved glass walls and stunning artistic displays greet you. Bespoke oak kitchen and bedroom furniture compliments this modern 5th floor glass box that sits proud in the Ipswich sky illuminated by blue lights. Three en suite bathrooms one for each of its bedrooms are a must along with the jacuzzi bath for the master bedroom. This property is a must have for the serious professional where nothing but the best will do!

For further information please scan the QR code below.



62 St Peters Avenue, Cleethorpes
North East Lincolnshire DN35 8HP

Email: info@croftsestateagents.co.uk
www.croftsestateagents.co.uk
Fax: 01472 200 119



Reception

The apartments have coded entry into the stylish lobby which leads to the lift and two staircases.

Entrance Porch

The privately coded lift which takes you alone to the 5th floor opens up into an entrance porch ideal for leaving footwear or hanging jackets.

Hallway

The hallway is absolutely stunning with oak floors modern lit display boxes and curved glass walls running half the length of the property.

Kitchen

34' 5" x 20' 4" (10.50m x 6.20m)

Open plan and raised above the lounge and dining areas this solid oak kitchen is bespoke to the property with granite and oak worktops and stainless steel splash backs. A central bean shaped island unit boasting one of two 5 ring hobs is the focal point with dishwasher, 2 extractors, american style fridge freezer and large oven also present

Dining area

34' 5" x 20' 4" (10.50m x 6.20m)

The dining area is dressed with an italian marble table and chairs and sideboard ideally placed for highclass dinner parties

Lounge

34' 5" x 20' 4" (10.50m x 6.20m)

The lounge area is huge boasting floor to ceiling windows with views to the town, football ground and river. Oak floors and mood lighting with huge comfy sofas furnish this stunning area.

Study

An oak desk is laid upon by another huge slab of granite with draws under and cupboards above.

Master bedroom

15' 9" x 12' 2" (4.80m x 3.70m)

The master bedroom has an array of oak wardrobes and cupboards and is complimented by a bespoke dressing table and chair. Double doors lead to the balcony and floor to ceiling windows allow views to the town.

En-suite

10' 6" x 9' 2" (3.20m x 2.80m)

The master has large en suite that sits inside a large curved glass wall. The shower is easily big enough for two and a jacuzzi bath to ease the pain of a stressful day at the office.

Bedroom Two

14' 9" x 9' 10" (4.50m x 3.00m)

The large bedroom two offers views to the river and has double opening french doors to a large balcony. The room has air conditioning and oak wardrobes.

En-suite

a large en suite again offers a free standing shower and separate bath with sink and WC.

Bedroom Three

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom three is another double bedroom with a range of oak wardrobes and views to the city.

En-suite

En suite three is again in possession of a bath with shower over with curved glass walls and is full tiled.

Outside

800 square feet of balcony wrap around three sides of this stunning penthouse which has been recently fully maintained with stainless steel flower boxes and plant pots offering a beautiful setting to view the city and beyond. Solid oak furniture is at hand to enjoy the sun shine when it comes and sunloungers too. There is a single space available for car parking to the rear with gate fobbed entry.

General

The property has a full wet gas central heating system and fully working impressive Denon music system throughout and on to the balcony. The property is also controlled by air conditioning units in each bedroom and one in the lounge.

Tenure

Believed to be freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

By appointment only, telephone 01472 200666

Council tax band

Band G: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band G: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti







OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm



TOTAL APPROX. FLOOR AREA 1795 SQ.FT. (166.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2013



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.