



Reavell Place, Ipswich, IP2 0ET

welcome to

Reavell Place, Ipswich

This beautiful, 4th floor apartment benefits from two double bedrooms, an open plan kitchen/lounge/diner, an en suite, a seperate bathroom, a covered, private balcony, beautiful river views from each reception room and master bedroom, parking and NO ONWARD CHAIN!



Entrance Hall

14' 7" x 8' max (4.45m x 2.44m max)

Carpet flooring, a large storage cupboard, one radiator and an entry phone system.

Kitchen/Lounge/Diner

19' 5" max x 19' 7" max (5.92m max x 5.97m max)

Large, open plan room with double glazed floor to ceiling windows, boasting views across the river, further windows overlooking the balcony, a door leading to the balcony, carpet flooring to the lounge, tiled effect flooring to the kitchen, two radiators and TV point. The kitchen itself benefits from eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, tiled splashback and space for a range of appliances.

Balcony

17' 7" max x 11' 8" (5.36m max x 3.56m)

Large, covered patio area with a glass balustrade and views across the river.

Master Bedroom

12' 8" max x 12' 6" (3.86m max x 3.81m)

Double glazed floor to ceiling window, with views across the river, one radiator, carpet flooring and a door leading to the en suite.

En Suite

7' 6" max x 3' 9" (2.29m max x 1.14m)

Enclosed WC with tiled splashback, wash hand basin, a shower with glass enclosure and tiled splashback, marble effect flooring, extractor fan and an electric heater.

Bedroom Two

11' 6" x 8' 3" (3.51m x 2.51m)

Double glazed window to the side, carpet flooring, one radiator and a storage cupboard housing the boiler.

Bathroom

7' 5" x 6' (2.26m x 1.83m)

Enclosed WC, wash hand basin, tiled splashbacks, tiled effect flooring, a bath with overhead shower, extractor fan and one radiator.

Parking

Permit parking x 2 (1 for resident & 1 for visitor)

Agents Note:

The following items are included in the sale of this property: fridge/freezer, washing machine, curtain rails, roller blinds, light fittings, mirrors and patio furniture.



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Reavell Place, Ipswich

- No onward chain
- Two double bedrooms
- Open plan kitchen/lounge/diner & covered private balcony
- Permit parking x 2 (1 for resident & 1 for visitor)

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2296.55

Ground Rent: 251.88

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.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119954 - 0004

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william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)