

# KEYSTONE



Pattleson Road, Ipswich, IP3 0BB

Offers In Excess Of £399,995

Penthouse Apartment  
Generous Balcony  
Spacious Open Plan Living/Dining Area  
En-Suite  
Secure Parking

Two Double Bedrooms  
180 Degree Views Of Waterfront  
Fitted Modern Kitchen  
Bathroom  
Immaculate Throughout



# Patteson Road, Ipswich IP3 0BB

Nestled in the desirable area of Patteson Road, this stunning penthouse apartment offers a unique blend of luxury and comfort. With two well-appointed bedrooms and two modern bathrooms, this property is perfect for those seeking a stylish urban lifestyle.

As you enter the flat, you will be greeted by an immaculate interior that has been thoughtfully designed to create a warm and inviting atmosphere. The spacious reception room is bathed in natural light, providing a perfect space for relaxation or entertaining guests. The highlight of this penthouse is undoubtedly the 180 degree of uninterrupted views of the waterfront, which can be enjoyed from various vantage points within the apartment and from its generous balcony.

In addition to its aesthetic appeal, this property also boasts secure gated parking, ensuring peace of mind for residents. The combination of modern amenities and a prime location makes this penthouse a rare find on the Waterfront.

Whether you are a first-time buyer, a professional couple, or looking to downsize, this flat offers a perfect sanctuary in the heart of the town. Do not miss the opportunity to make this exceptional property your new home.



#### Front Entrance

Door leading to entrance hall with built-in double storage cupboard housing tumble dryer and door to open plan living area.

#### Open plan living area

20'2 x 18'8

Windows to side, patio doors to balcony and an electric heater.

#### Kitchen

12'3 x 7'8

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink, integrated washing machine, built-in double oven and ceramic hob with extractor over. There is also a built-in wine cooler and breakfast bar.

#### Bedroom 1

20'3 x 14'4

Window to side, electric heater and built-in wardrobes.

#### Ensuite

Fitted with shower cubicle, WC, hand basin, heated towel rail and tiled splash backs.

#### Bedroom 2

17'8 x 12'3

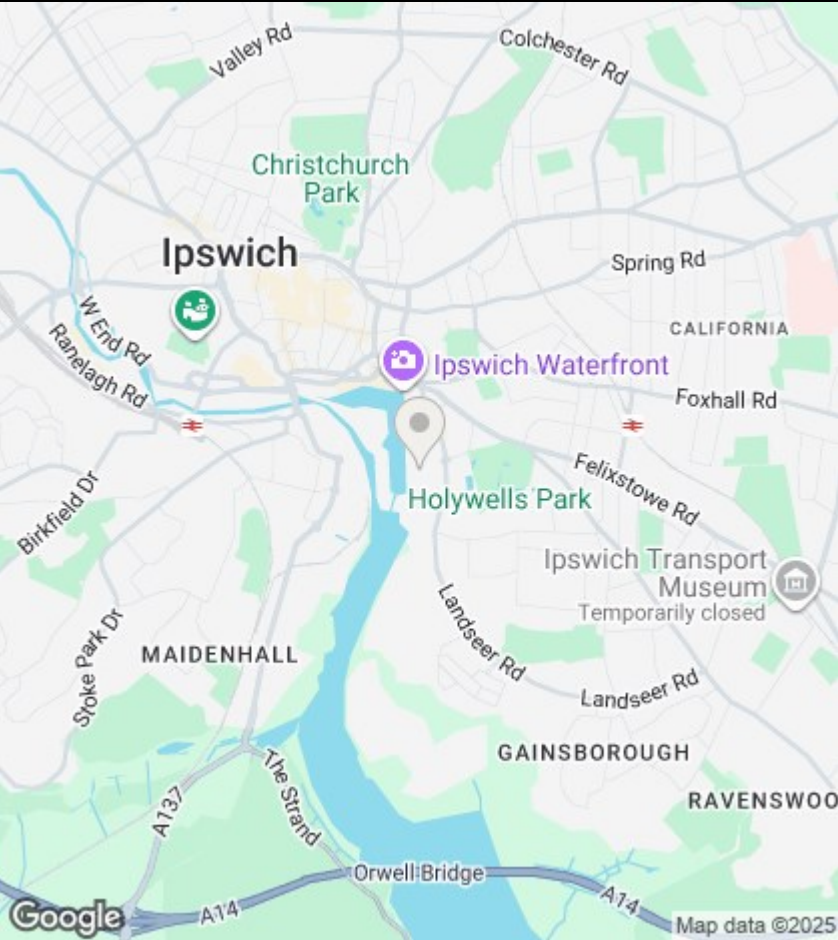
Window to side, built-in wardrobes and electric heater.

#### Bathroom

Fitted with panelled bath and shower over, hand basin, WC, heated towel rail and tiled splash backs.

#### Outside

The property has a fantastic balcony off the main living area which gives 180 degree views of the Waterfront. The Property also benefits from secure allocated parking.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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