



Turret Lane, Ipswich,  
£200,000

GRACE ESTATE AGENTS are delighted to present this spacious two-bedroom penthouse apartment situated in central Ipswich.

The property includes a large family living room, spacious kitchen diner, master bedroom with ensuite, and a second bedroom with Juliet balcony. A private roof terrace provides valuable outdoor space, while the property also benefits from an allocated parking space.

A fantastic opportunity to enjoy penthouse living in a prime central location.

### Entrance Hall

Radiator and access to the kitchen/diner.

### Kitchen/Diner

20'0" x 16'10" (6.10 x 5.15)

Double glazed window to front and side aspect, radiator, matching eye level and base units with work tops over. Integrated dishwasher, integrated single oven with hob and extractor over. Single bowl sink with side drainer and mixer tap. Space for fridge freezer and washing machine. Tiled splash back and wood style flooring.

### Bathroom

10'4" x 7'5" (3.15 x 2.28)

Low level WC, hand wash basin, panelled bath with wall mounted shower, double glazed window, tiled splash back, tiled flooring, heated towel rail, storage cupboard and space for dryer.

### Master Bedroom

13'3" x 11'10" (4.06 x 3.61)

Double glazed window to front aspect, radiator and access to ensuite.

### Ensuite

8'10" x 5'10" (2.70 x 1.78)

Low level WC, walk in corner shower with shower on a riser rail, hand wash basin, radiator, tiled flooring and tiled splash back.





### Bedroom Two

10'2" x 8'7" (3.11 x 2.64)

Double glazed French doors leading to a Juliet balcony and radiator.

### Family Room

20'11" x 16'11" (6.38 x 5.16)

Double glazed window to front aspect, radiator and access to the lobby.

### Lobby

Access to the roof terrace and to the fire exit.

### Roof Terrace

Wooden decking and metal fenced boundaries.

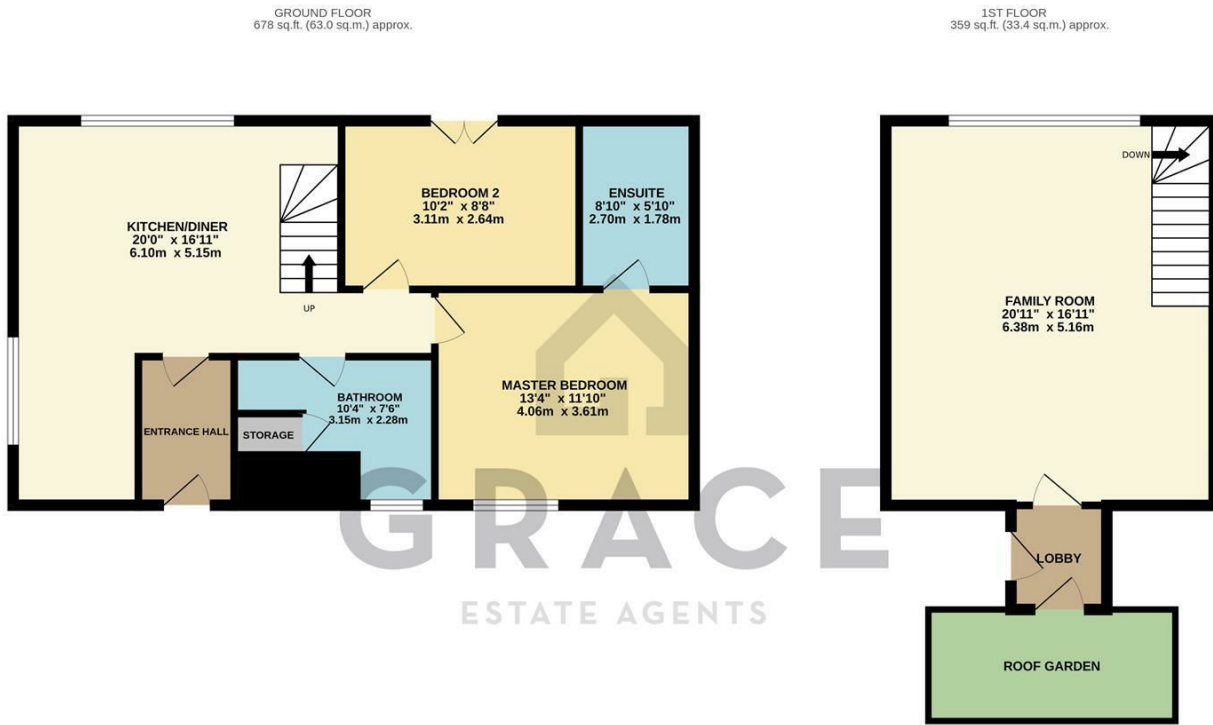
### Annual charges

Please ask the marketing agent for the details.

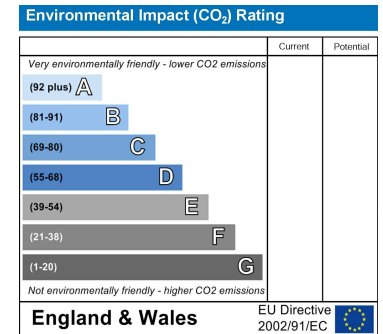
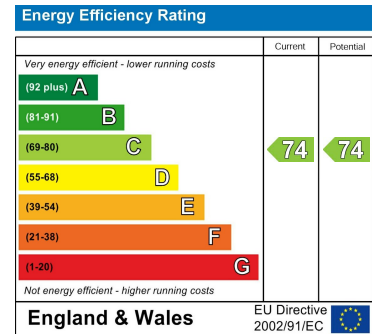
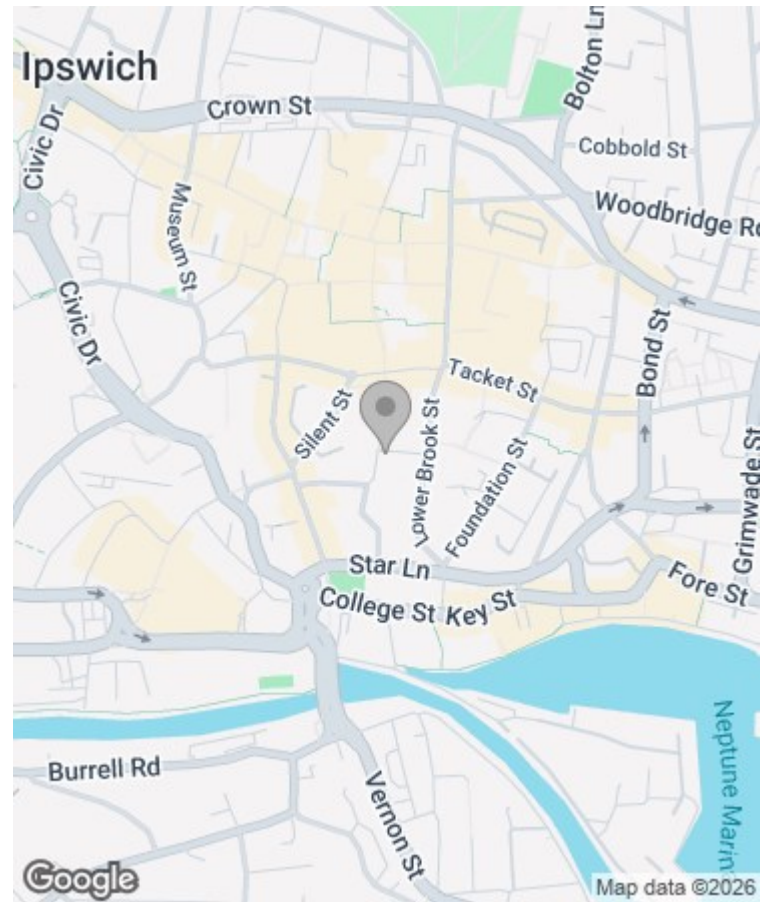
### EPC

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TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.  
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