



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

REAVELL PLACE, IPSWICH, IP2 0ET

TENURE : LEASEHOLD

OFFERS OVER £135,000

- Fifth Floor Apartment
- Open Plan Living Area
- Allocated Parking
- Two Bedrooms
- En-Suite
- Gas Central Heating

THE ACCOMMODATION



Communal Entrance Hall

With stairs and lift to all floors.

Private Entrance Hall

With built-in cupboard housing gas-fired boiler and shelving, doors to...

Living Room 5.25m x 3.01m (17' 3" x 9' 11")

With window to side aspect, glazed double doors leading to the good-sized balcony, and open to the...



Kitchen 2.93m x 1.81m (9' 7" x 5' 11")

Fitted with a range of wall and base units, work surfaces, built-in electric oven, hob and cooker hood, inset sink/drain unit, and plumbing for washing machine.

Bedroom One & En-Suite 6.10m x 3.10m (20' x 10' 2")

A large double bedroom with balcony and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.



Bedroom Two 5.00m x 2.59m (16' 5" x 8' 6")

A second good double bedroom.

Bathroom

Fitted with a panelled bath, wash basin and WC.

Outside

There's an allocated parking space and additional visitor space and also a play area.

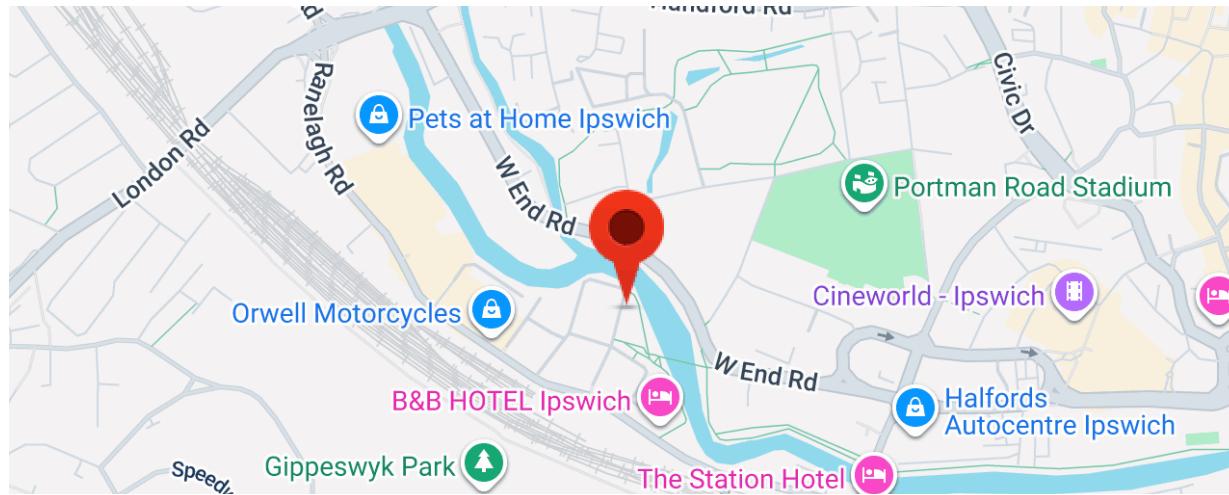
Lease Details

There are approximately 110 years remaining on the lease. Ground rent is currently set at £250 per year. Service and maintenance charges amount to £191 per month, including buildings insurance, water, car parking and window cleaning. Be aware, the lease has a clause that some mortgage lenders will want to be amended and the freeholder has so far refused to amend.

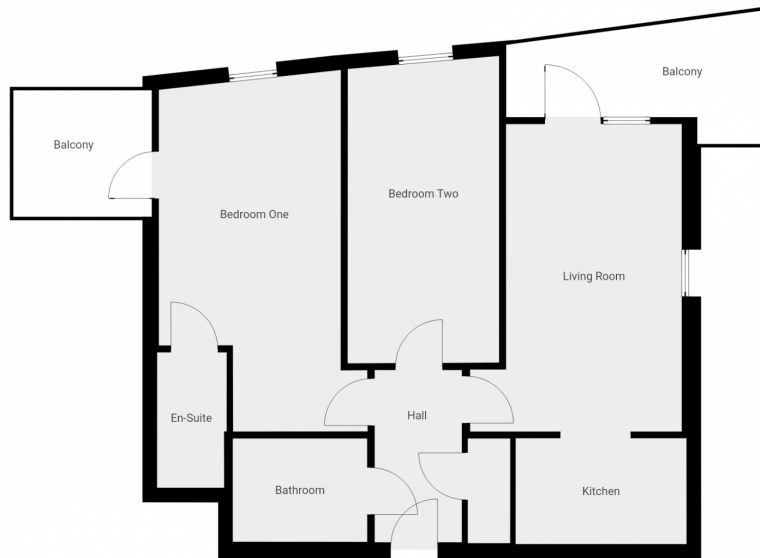
THE PROPERTY & LOCATION

A fantastic fifth floor apartment with stunning views over central Ipswich, superbly located for the station, town centre and main roads out of town; perfect for the commuter. There's a lift to all floors, and the accommodation comprises an entrance hall, open plan living area and kitchen, two good-sized double bedrooms, two balconies, an en-suite shower room and a bathroom.

Ipswich is the county town of Suffolk and has the vast range of shopping, leisure and recreational facilities one would expect, including a mainline railway station with direct links to London, Liverpool St.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



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

Address: 10 Reavell Place, IP2

Council Tax Banding : B

Service Charge: 191 pcm; Ground rent: £250pa; Approx. 110 years remaining on the lease.

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given