



Turret Lane, Ipswich,
£195,000

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

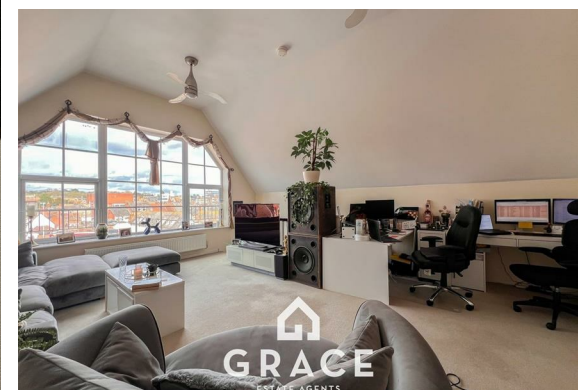
13'3" x 11'10" (4.06 x 3.61)

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

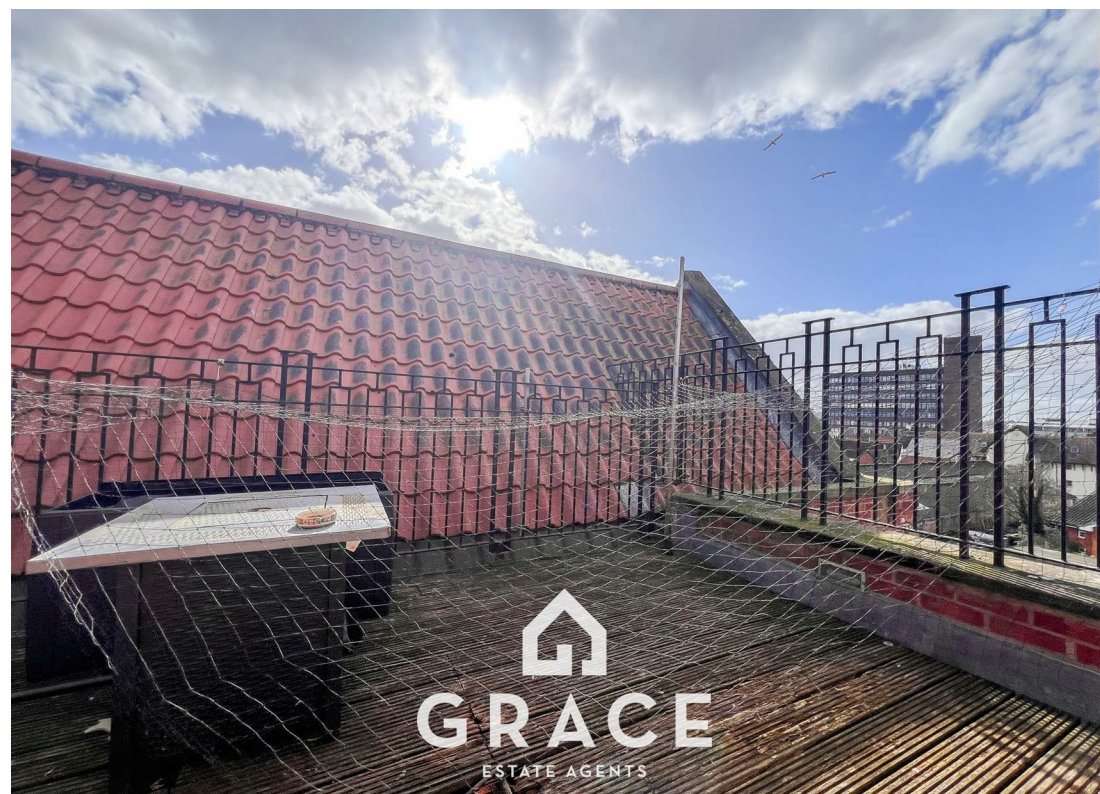
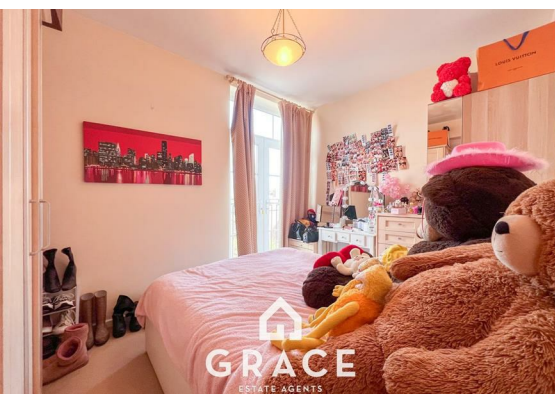
Wooden decking and metal fenced boundaries.

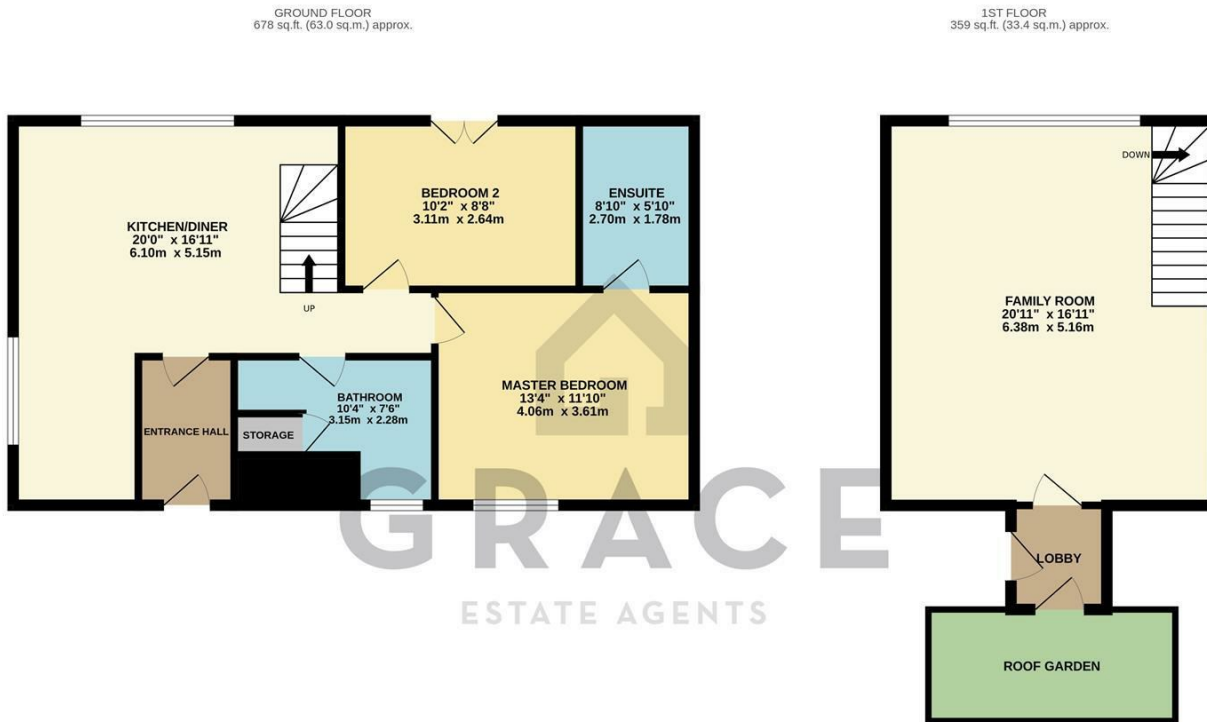
Annual charges

Annual ground rent and service charge is £2,922 per annum.

EPC

Please ask the marketing agent for the details.

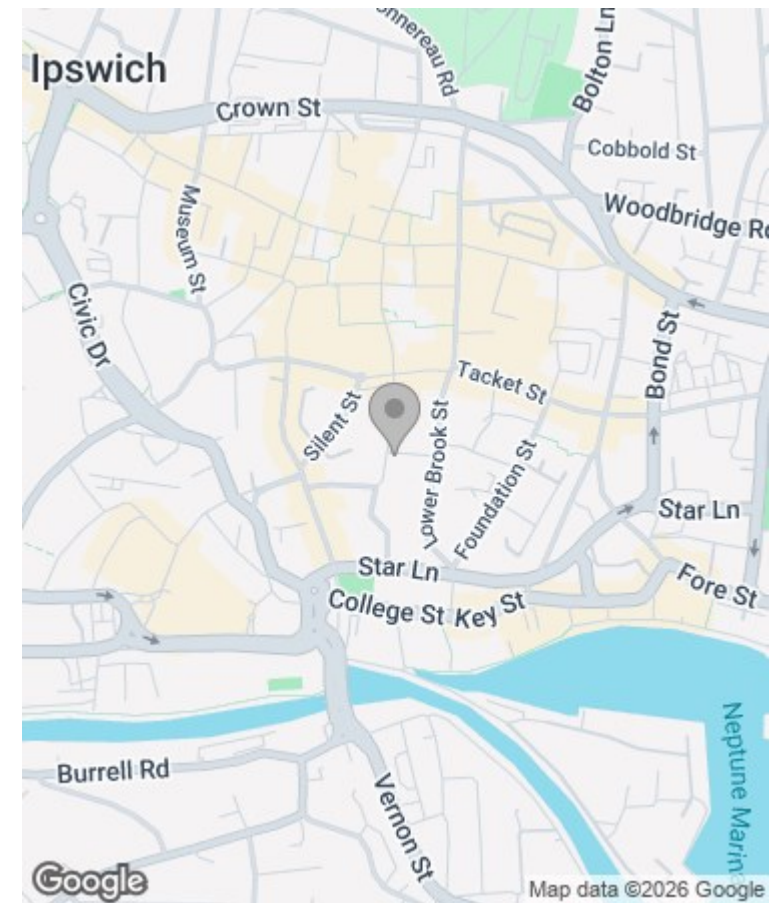




TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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