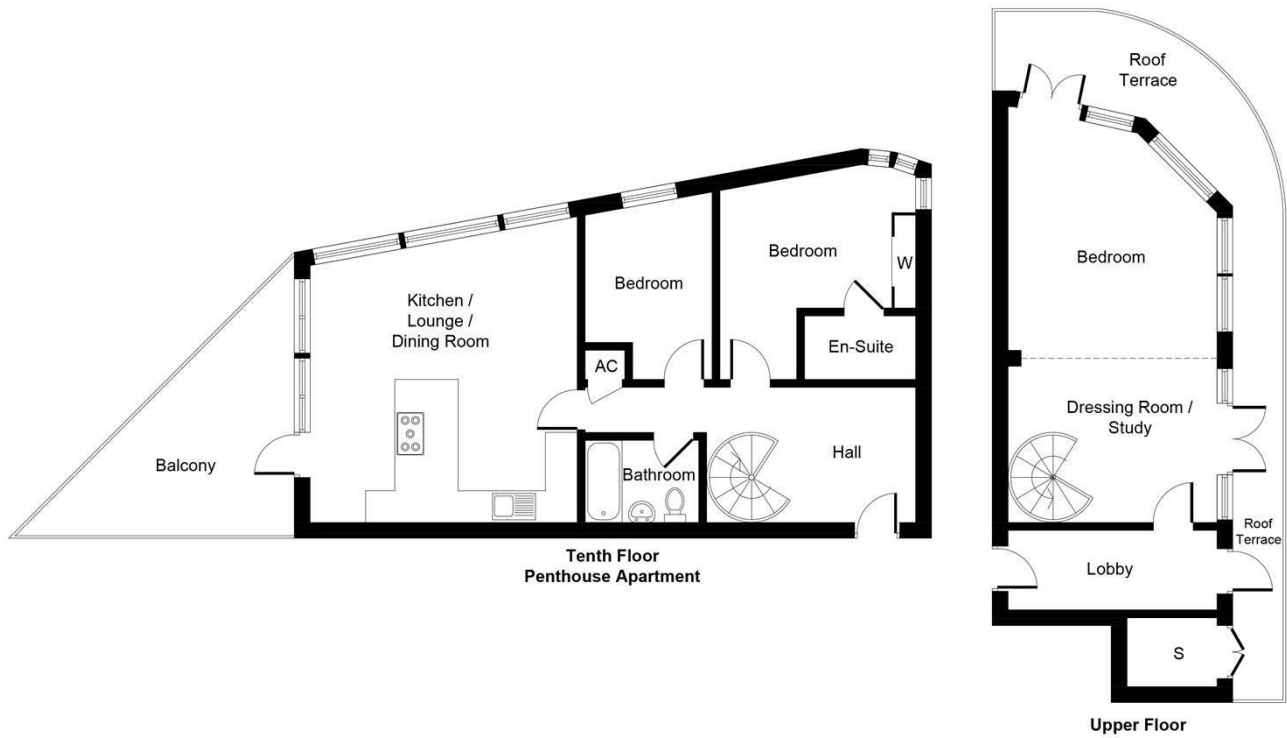
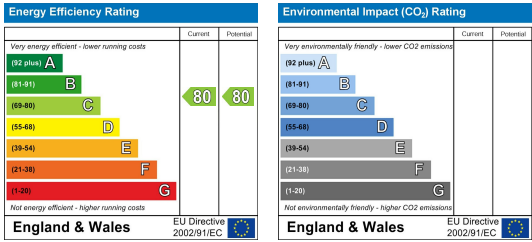




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

10 Reavell Place, Ipswich IP2 0ET

£235,000

HAMILTON SMITH are pleased to offer this STUNNING THREE BEDROOM PENTHOUSE apartment boasting 2 floors and 2 large roof terraces with outstanding panoramic views of the river and town. Conveniently located close to the town centre via the Bobby Robson bridge on the river front. Benefiting from a modern open plan kitchen/living space, 26ft master bedroom and 26ft roof terrace, bedroom 2 with en-suite, double glazed windows, gas central heating and off road parking. NO CHAIN



App 1002, 10 Reavell Place, Ipswich, Suffolk, IP2 0ET

Front communal door with entry system, lift and stairs.

10th Floor. PENTHOUSE

ENTRANCE HALL: With feature spiral stair case to top floor master bedroom, airing cupboard with combi boiler, doors off...

OPEN PLAN KITCHEN/LOUNGE/DINER: 17'8" x 16'5" (5.38m x 5.00m)

LOUNGE: Double glazed windows with stunning panoramic views of the town, radiator, opens to kitchen and dining space.

KITCHEN: Recently fitted with wall and base units, work tops, breakfast bar, sink with drainer, gas hob with fitted extractor over, electric oven, space for a fridge/freezer and built in washing machine.

DINING AREA: Space for table and chairs, radiator and double glazed windows and double doors opening on to the roof terrace.

ROOF TERRACE: With stunning panoramic views of the town, space for table and chairs.

BEDROOM 2: 12'5" x 11'9" (3.78m x 3.58m) With double glazed windows to front and side, radiator and door to en-suite.

EN-SUITE: Shower cubicle, wash basin, W.C, wall heater and extractor fan.

BEDROOM 3: 11'4" x 8'1" (3.45m x 2.46m) Double glazed window and radiator.

BATHROOM: Bath with shower over, wash basin, W.C, tiled, radiator and extractor fan.

FIRST FLOOR:

TOP FLOOR: 26'2" x 10'6" overall space (7.98m x 3.20m overall space)

DRESSING AREA/ STUDY: 11'5" x 11'2 (3.48m x 3.40m) Spiral stair case to lower floor, door to lobby that can be used as a storage space/study/gym, double glazed windows and double doors to balcony and through to the master bedroom.

MASTER BEDROOM: 16'x10'6 (4.88mx3.20m) With double glazed windows and doors opening to the roof terrace, radiator and a bespoke book shelve dividing the room to make a dressing room or study (can be dismantled to create a 26ft space).

ROOF TERRACE: 26ft (7.92mft) A massive outdoor space with stunning views towards the town and overlooking the river. With a patio and artificial grass.

OUTSIDE: There is a bike store and permit parking.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

