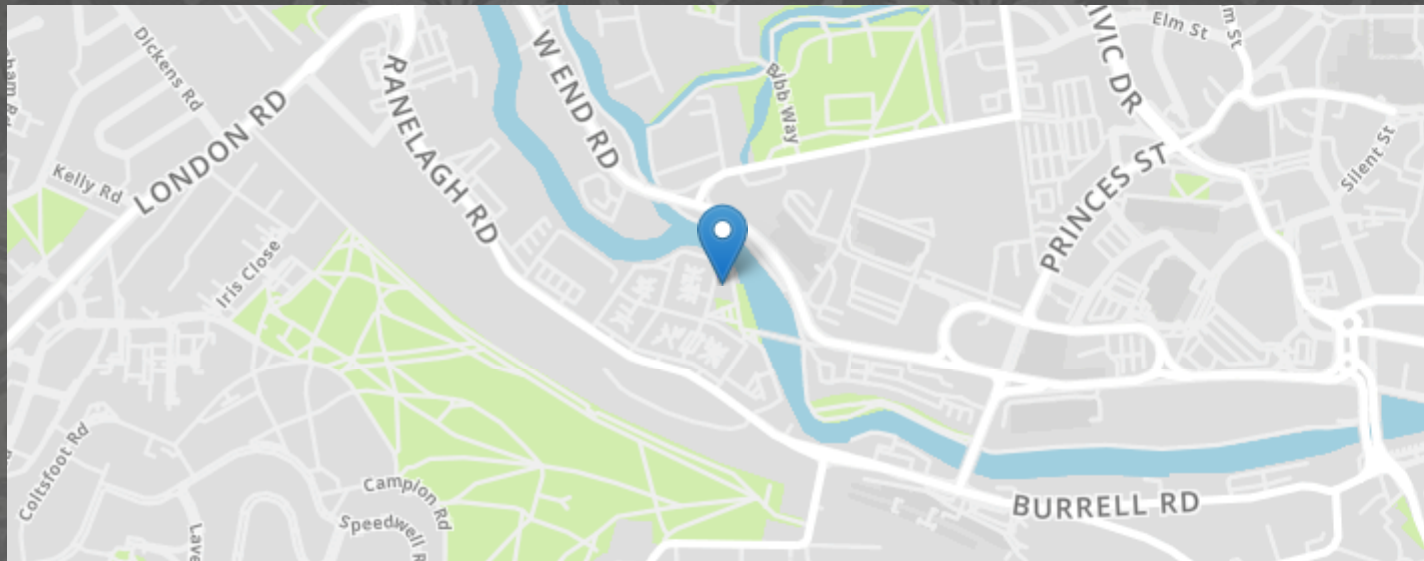


Reavell Place, Ipswich



- ALLOCATED PARKING
- WELL KEPT
- TWO BALCONY'S
- CLOSE TO AMENITIES
- FIFTH FLOOR
- NEW BOILER
- IDEAL LOCATION
- CLOSE TO TRAIN STATION

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Reavell Place, Ipswich

We are pleased to be marketing this well kept and well presented two bedroom 5th floor apartment. The property offers amazing balcony views over the River and Ipswich and is set in an ideal location close to amenities and the train station.

Internally the property benefits from, the entrance hall, living room which features balcony access, kitchen, bedroom one which features an En-suite and second balcony access, bedroom two and the bathroom. Externally the property benefits from allocated parking space plus a communal park. The building itself is well kept and maintained plus offers lift access to each floor.

The property has recently been fitted with a new boiler.

Call now to register your interest and arrange a private first hand viewing.

£175,000

Reavell Place, Ipswich

Entrance hall

Front door.

Living room

3.588m x 5.225m (11' 9" x 17' 2")
Double glazed window to side, door to rear leading to balcony, radiator.

Kitchen

2.925m x 1.807m (9' 7" x 5' 11")
Hob, extractor, integrated oven, sink/draining board, integrated washing machine.

Bedroom one

2.981m x 6.128m (9' 9" x 20' 1")
Double glazed window to rear aspect, door to side leading to balcony, radiator.

Bedroom two

2.586m x 5.420m (8' 6" x 17' 9")
Double glazed window to rear aspect, radiator

Bathroom

Low level WC, basin, bath with shower over, radiator.

En-suite

Low level WC, basin, shower cubicle.

Balcony one

Glass balustrades, paved flooring.

Balcony two

Glass balustrades, paved flooring.

Outside

Allocated parking space plus visitor space, communal play park with surrounding grass area, two balcony's with views over building tops and river.

Important information

Tenure - Leasehold.
Service charge: £191 PCM Approx
Ground rent: £250 PA Approx
Lease remaining: 190
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating: TBC

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP2 0ET as the point of destination.

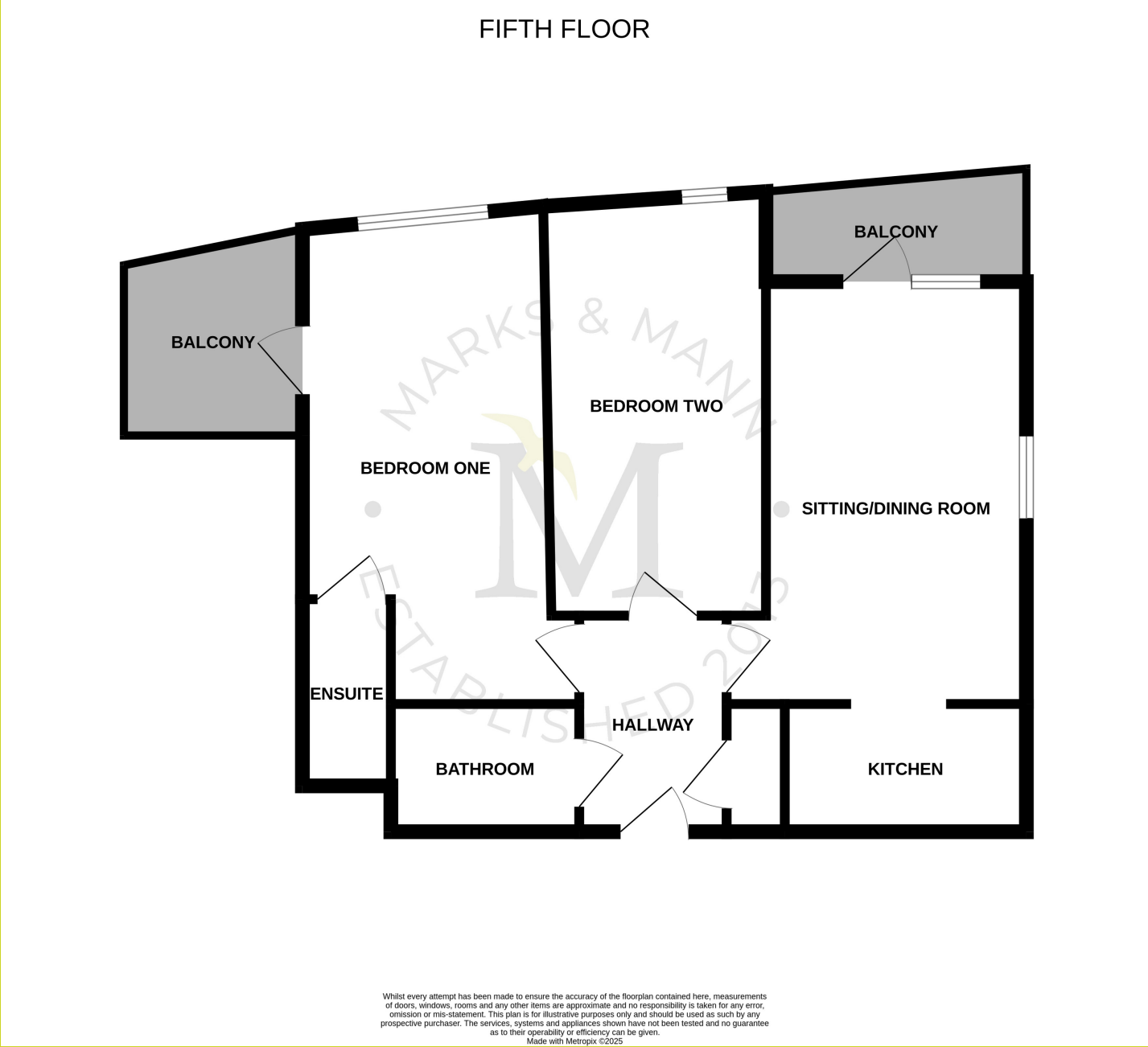
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band B.

Reavell Place, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

