



Mere View | Diss | IP22 4FD

Asking Price £320,000

twgaze



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## Asking Price £320,000

Modern, ground floor 60 years and over apartment, just over 1 year old. 2 double bedrooms. Stylish fittings. Neutrally decorated. Just a stones' throw from the shops and Diss Mere. No onward chain. Leasehold.

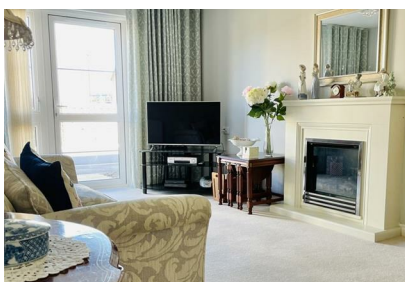
- Modern, ground floor apartment
- 2 Double bedrooms
- Electronic door entry system
- Bright, spacious accommodation
- Fitted kitchen
- Impressive communal living room and gardens
- Occupants must be 60 years or over
- Leasehold
- No onward chain

### Location

The apartment is conveniently located within a stone's throw from Diss town centre, the Mere and Diss Bus Station. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant as well as supermarkets, primary and secondary schooling options, and useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town and there are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance away.







### The apartment

This modern, ground floor apartment is just over a year old and is immaculately presented, whilst also benefitting from neutral decoration throughout and with stylish kitchen, bathroom and en-suite fittings; it's excellent condition, coupled with the '60 years or over' restriction, makes for an excellent place to enjoy retirement or equally as a 'lock up and leave' home. As can be seen on the floor plan, there are two spacious double bedrooms, one of which has currently been utilised as a dining room. Other impressive features include the digital screen entry system, floor level emergency attention buttons in the bathroom and en-suite, the solid glazed door from hall to kitchen, useful large store cupboard and entrance door which opens onto the front Road.

### Communal facilities

On entrance, Mere View has an impressive welcoming residence coffee bar and living dining space, ideal for catching up with family and friends. A first floor 'guest bedroom' can also be booked in advance of visitor overnight stays at a small cost.

### Outside

Communal gardens with garden furniture and seating areas can be accessed from the communal spaces.

### Leasehold charges

Annual charge £3,375.82 (paid 6 monthly)

Buildings insurance covered (doesn't include contents), Lifeline support, garden/outside maintenance and window cleaning included.

Water charges included

### Agent note:

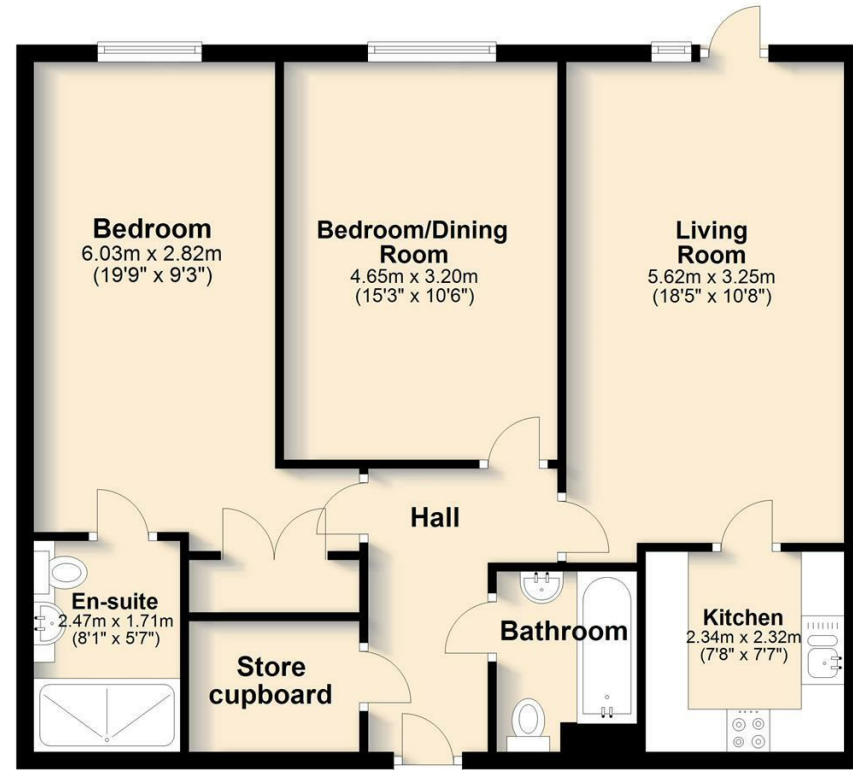
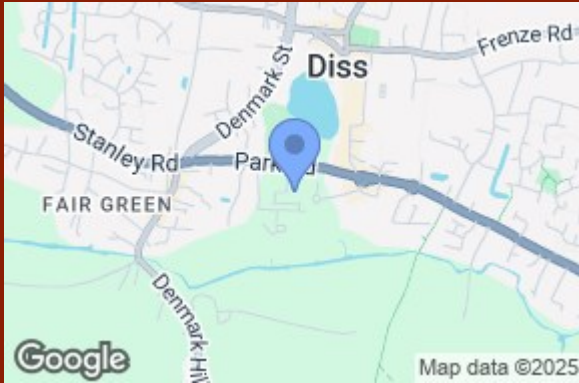
One of the sellers of the property is an employee of TW Gaze.

### Viewings

By appointment with TW Gaze

Council Tax band: B

Ref: 2/19827RM



### Ground Floor

Approx. 76.3 sq. metres (821.3 sq. feet)

Total area: approx. 76.3 sq. metres (821.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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