



Malthouse Court, Harleston - IP20 9BU



Malthouse Court

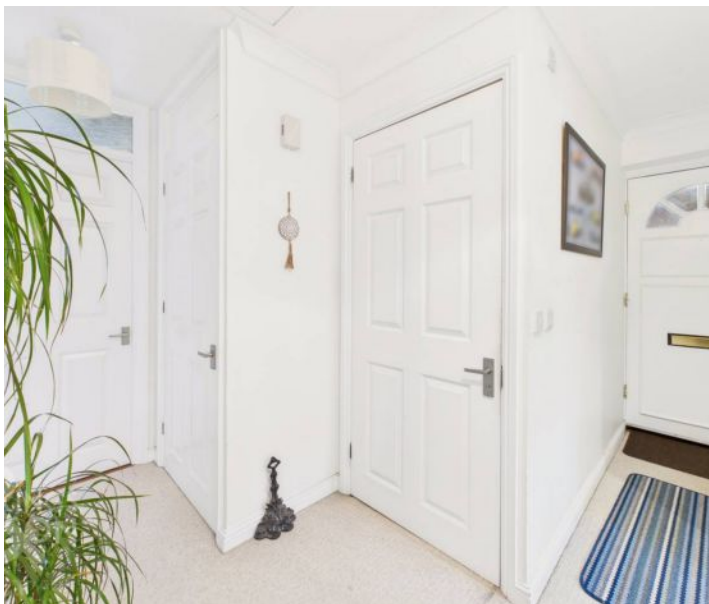
Harleston

Welcome to this charming FIRST FLOOR APARTMENT located in an OVER 55's RETIREMENT DEVELOPMENT, offering peace and tranquillity for those seeking a COMFORTABLE and SECURE LIVING ENVIRONMENT. The property boasts a spacious 15' SITTING/DINING ROOM, perfect for relaxing or entertaining guests, along with a MODERNISED FULLY FITTED KITCHEN providing all the essential amenities for convenient every-day living. There are TWO COSY BEDROOMS, and a convenient SHOWER ROOM for added comfort. In addition, residents can enjoy the REASSURANCE of a 24-Hour CARE LINE included, ensuring assistance is always within reach. Meanwhile, on-site RESIDENTS CAR PARKING and the well-tended COMMUNAL GARDENS can be found throughout the development.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- First Floor Apartment
- Over 55's Retirement Development
- 24 Hour Care Hour Care Line Included
- 15' Sitting/Dining Room
- Modernised Fully Fitted Kitchen
- Two Bedrooms
- Shower Room
- On Site Residents Parking & Communal Gardens

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

SETTING THE SCENE

With communal gardens to front, a hard standing footpath leads to the communal entrance where stairs and a stairlift rise to the first floor.



THE GRAND TOUR

Heading inside, the hall entrance is finished with fitted carpet underfoot along with a useful built-in storage cupboard, and a loft access hatch, with doors leading off to the bedroom and living accommodation, with the kitchen immediately on your left. With a U-shape arrangement of modernised wall and base level units, integrated cooking appliances include twin built-in eye level electric ovens with an inset electric induction hob with an extractor fan above, under cupboard spotlighting and integrated appliances including a fridge freezer and dishwasher. Space is provided for a washing machine whilst tile effect flooring can be found underfoot. Sat adjacent, the main sitting room can be found with fitted carpet and a wall mounted electric heater, with ample space for soft furnishings and a dining table. The two bedrooms are both comfortable in size, with the main bedroom being finished with fitted carpet and a wall mounted electric heater. The second bedroom is a single which includes an array of built-in wardrobes and a dressing table, with wood effect flooring underfoot. Completing the property is the modernised shower room with a white three piece suite including storage under the hand-wash basin, corner shower cubicle with a thermostatically controlled shower, tiled splash-backs, tiled effect flooring and heated towel rail.

FIND US

Postcode : IP20 9BU

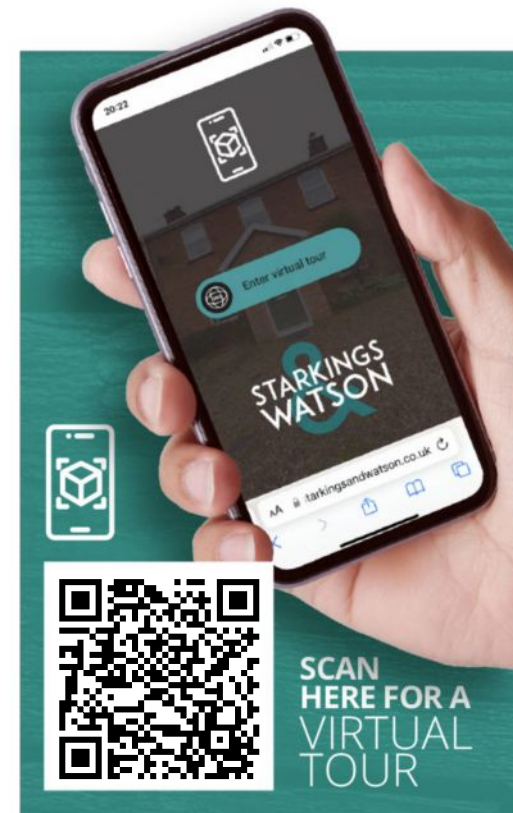
What3Words : ///grower.treating.compelled

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis, with an approximate 61 years remaining of the original 99 years which commenced in 1988. Service charge are in the region of £278 PCM which includes maintenance, ground rent, buildings insurance and the 24 hour emergency careline.

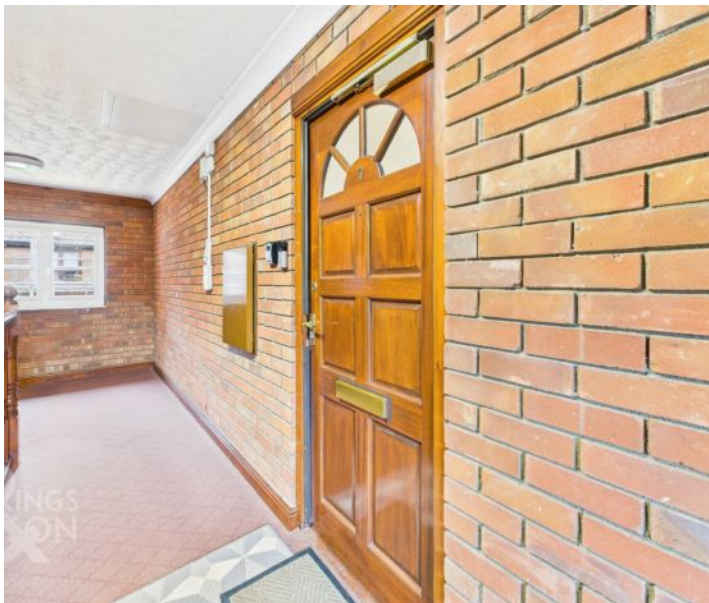






THE GREAT OUTDOORS

Well kept communal gardens can be found throughout the development which are maintained within the annual service charges.





Approximate total area⁽¹⁾

587 ft²

54.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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