

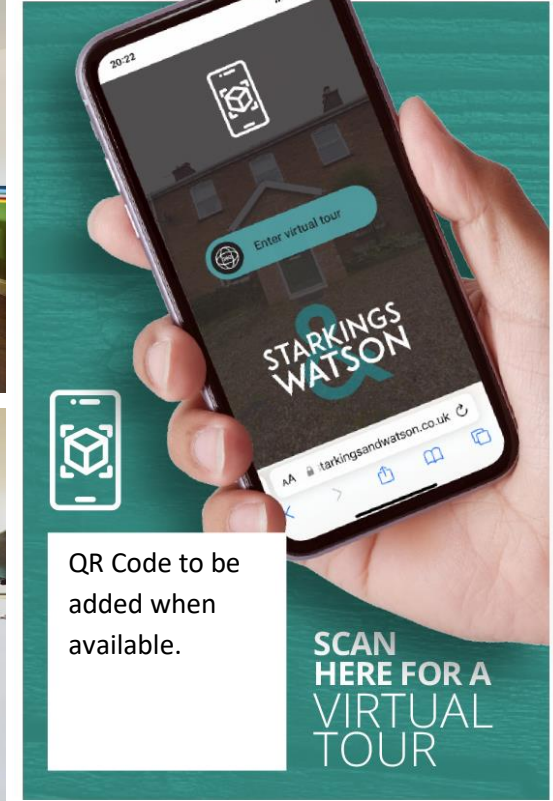
HILLCREST COURT

Ipswich Road, Pulham Market IP21 4YJ

Leasehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



QR Code to be added when available.

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- Top Floor Apartment
- Large & Spacious Footprint
- Main Sitting/Dining Room
- Separate Re-fitted Kitchen
- Three Double Bedrooms
- Four Piece Family Bathroom
- Plenty Off Parking & Communal Gardens
- Great Access for Diss & Train Line

IN SUMMARY

Located just off the A140 within easy reach of Diss and Norwich in the other direction is Hillcrest Court, a unique Grade II listed Victorian former workhouse conversion having been converted approximately thirty years ago comprising a mixture of different types of one, two and three bedroom flats. The development benefits from plenty of non-allocated off road parking as well as communal lawned gardens on various sides. Internally, the TOP FLOOR apartment offers SPACIOUS ACCOMMODATION extending to approximately 1000 SQFT (stms) with THREE AMPLE BEDROOMS, a family bathroom, separate sitting/dining room and modern RE-FITTED KITCHEN. The property has undergone some updating in recent years and would make an ideal FIRST TIME PURCHASE.

SETTING THE SCENE

The property and development are approached off the A140 with the benefit of good provision of 'first come first served' off-road parking spaces for residents and visitors. The main communal entrance

to the building can be found to the front with access to all further apartments. The property in question is found on the top second floor.

THE GRAND TOUR

Entering the apartment via the main entrance door there is a large hallway with wood effect flooring and access to all further rooms. The first room to the right is the main sitting/dining room overlooking the frontage with space for sitting and dining. On the opposite side of the hallway is the smallest third bedroom used as a store room. The main double bedroom is next, facing the front of the building again with vaulted and beamed ceiling. Heading down the corridor you will find the kitchen, a modern re-fitted space with a range of units and rolled edge worktops over. There is space for all white goods including free standing oven. Adjacent to the kitchen is the family bathroom with separate bath and shower. The final room is the second double bedroom found to rear with a dual aspect overlooking the gardens. The property offers single glazed windows and electric storage heating.

THE GREAT OUTDOORS

Externally there are large communal gardens available to all residents surrounded by the open rural countryside. Communal car parks are found to the front and rear of the main building.



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Diss Office on **01379 450950**



OUT & ABOUT

The attractive South Norfolk village of Pulham Market has a hairdressers, convenience store, post office, two public houses, a doctors surgery and primary school. The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 7 miles to the South and offers a main line railway station.

FIND US

Postcode : IP21 4YJ

What3Words : ///surface.munch.oddly

VIRTUAL TOUR

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

AGENTS NOTE

Being a leasehold property there is both ground rent and service charge payable. We understand the ground rent is £50 per annum and the service charge is £1131.04 per annum to include the buildings insurance. The lease originally reverts off 199 year lease with there being approximately 166 years remaining. The building is Grade II Listed.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area^m
 975.86 ft²
 90.66 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor
 plan is for illustrative purposes only.

