



Grasmere Apts, Denmark Street, Diss - IP22 4LE





## Grasmere Apartments, Denmark Street

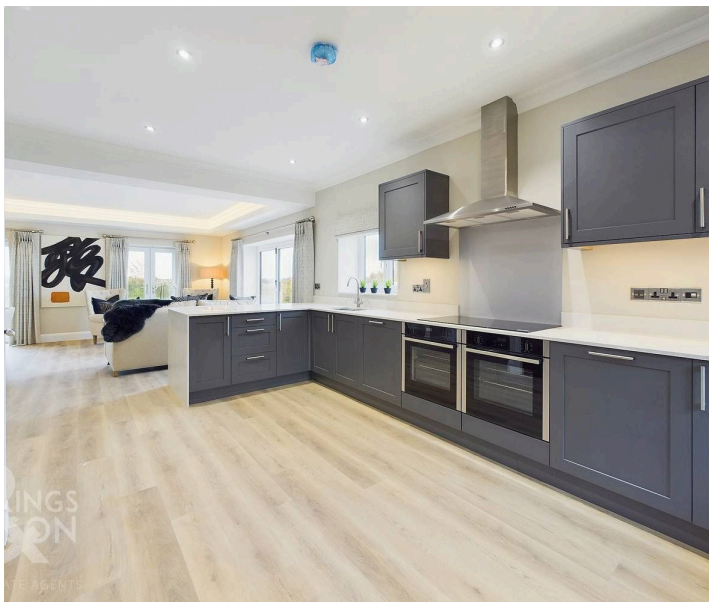
Diss

Grasmere Apartments is a BESPOKE DEVELOPMENT of just FIVE HIGH SPECIFICATION apartments created from a complete remodelling of an existing building to form five ENERGY EFFICIENT and UNRIVALLED properties within the HEART OF DISS. All five apartments benefit from OUTSTANDING VIEWS over the Mere, STUNNING COMMUNAL GARDENS and grounds extending to approximately 1 ACRE (stms) along with easy access into the centre of Diss and the mainline TRAIN STATION to LONDON LIVERPOOL STREET. The penthouse is located on the top floor of the building and features around 1300 SQFT (stms) of living space with the addition of a private 27' ROOFTOP TERRACE. You will find THREE IMPRESSIVE BEDROOMS as well as THREE EXCEPTIONAL BATHROOMS and a 32' OPEN PLAN KITCHEN/RECEPTION SPACE. In addition the penthouse benefits from its own INTEGRAL GARAGE for parking on the ground floor.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating : TBC





- Luxury Penthouse Apartment
- Bespoke Development of Five High Spec Apartments
- Panoramic Views Over The Mere
- Almost 1300 SQFT (stms) of Accommodation
- Three Impressive Bedrooms & Three Bathrooms
- 32' Open Plan Kitchen/Reception
- Impressive, Private Roof Top Terrace
- Integral Garage & Stunning Communal Gardens

The property is located in the heart of Diss within easy walking distance of the local shops and amenities as well as the mainline railway station which has regular services connecting to London, Liverpool Street and Norwich every 30 minutes. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### FIND US

Postcode : IP22 4LE

What3Words : ///palettes.grad.constants

#### VIRTUAL TOUR

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



## SETTING THE SCENE

All apartments are approached via Denmark Street through the impressive communal entrance door which leads into the shared lobby whilst stairs lead down directly into the gardens to the rear. Flat 1 can be found using the staircase heading up to the first floor with its own private entrance off the first floor landing. There is also the option of installing a lift from the garage at ground level leading directly to terrace above at an extra cost.

## THE GRAND TOUR

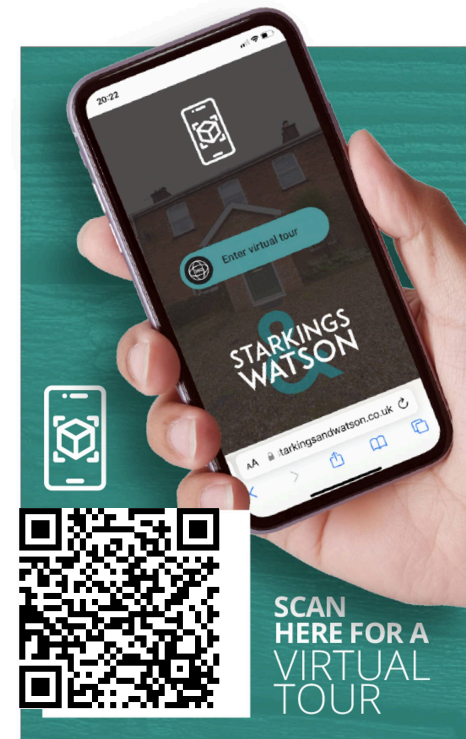
Entering via its own private entrance door from the communal hall entrance you will find a spacious and welcoming entrance hallway with built in storage cupboard as well as providing access to all further rooms. To the front of the building you will find a luxurious and comfortable second bedroom with windows onto Denmark Street. There is built in storage and wardrobes as well as a beautifully fitted en-suite shower room. The main family bathroom can be found adjacent which is equally well fitted offering a luxurious deep bath. The master bedroom can be found next off the central hallway with a wide range of bespoke fitted wardrobes with internal lighting as well as two double doors overlooking the Mere beyond via a 'Juliet' style balcony. Also off the master bedroom is a feature en-suite bathroom with separate double rainfall shower and freestanding egg shaped bath. The final third bedroom can be found to the front of the building which is suitable for a very comfortable home office or single bedroom. Accessed via a set of internal double doors you will then find the hugely impressive and spacious open plan kitchen/dining and sitting room. This space features panoramic views over the Mere with two sets of double doors flooding the room with light and leading onto 'Juliet' balconies as well as bi-folding doors leading on to the vast rooftop terrace which also benefits from those stunning views across the Mere. The beautifully finished kitchen has a wide range of wall and base level storage with quartz worktops over as well as double 'Neff' ovens, 5 ring 'Neff' induction hob and extractor fan, dishwasher, full height

integrated fridge and freezer and a cupboard featuring space and plumbing for the washing machine. There is also very attractive window seat facing Denmark Street. The sitting/dining area offers ample space for soft furnishings and formal dining table whilst benefiting from those wonderful views which cannot be beaten in Diss.

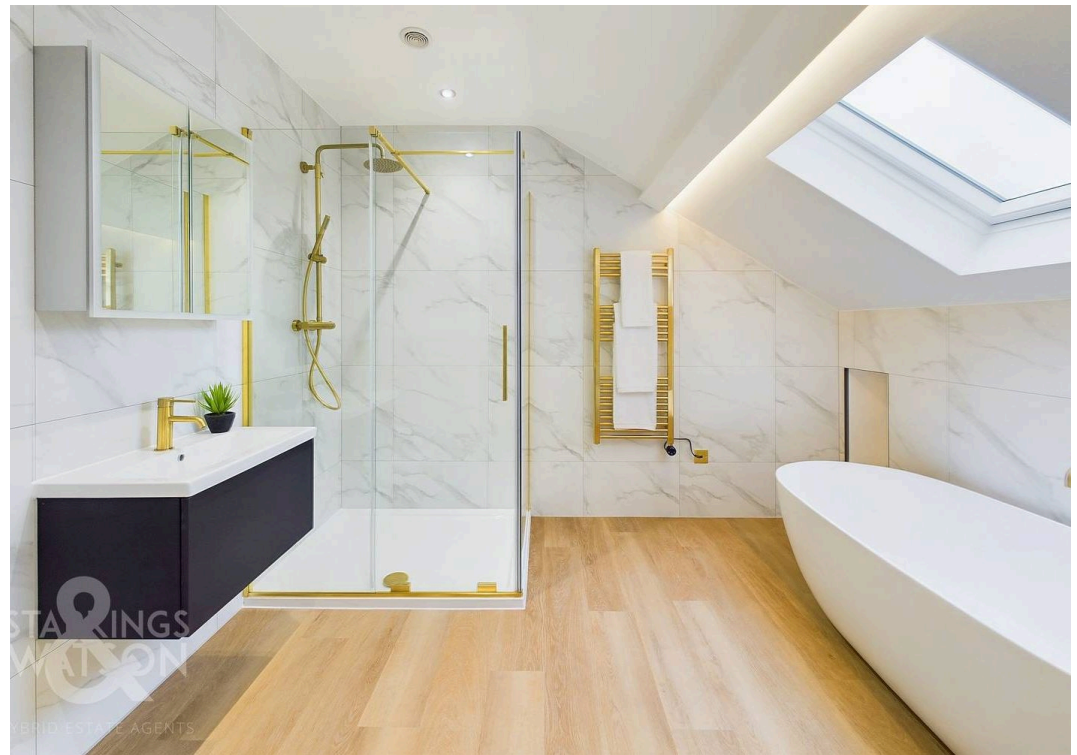
The Internal highlights for all five apartments include the following: - Solid ash kitchen doors along with quartz worktops. Neff integrated appliances. Walnut finished internal doors. Fitted wardrobes to master bedrooms with internal lighting. LVT flooring to kitchen, bathrooms and hallways as well as fitted carpets to bedrooms. Fully tiled bathrooms in porcelain with high-end fittings. Underfloor Air Source heating throughout the apartment. Classic coving with feature LED lighting. Car charging EV points. Hi levels of insulation. Full fibre broadband straight into master phone socket with Cat 6 cabling. Video door entry systems and CCTV for security. Onsite parking space for all apartments with on street parking between 6pm-9am weekdays and all day weekends.

## AGENTS NOTE

The five apartments are to be sold as Leasehold with all owners owning a share of the freehold of the building as shareholders within the management company. The lease will commence at 999 years from occupancy with shared service charges for the maintenance and upkeep of communal areas and gardens incl. a gardener to be finalised. There is also the option of installing a lift from the garage at ground level leading directly to terrace above at an extra cost.











## THE GREAT OUTDOORS

The private outside space that comes with the penthouse apartment comes in the form of the rooftop terrace which offers a large composite decked area which could be used in a number of ways but offers plenty of space for outside furniture, seating, dining and planting pots whilst enjoying the wonderful views across the Mere. The penthouse also benefits from a ground level integral garage with an electric roller door off Denmark Street providing ample parking for a large vehicle as well as further storage space. All five apartments benefit from the stunning fully landscaped shared gardens the extends to almost 1 acre (stms). The stunning gardens have been individually designed by an award winning landscaped garden designer Chris Deakin who has won gold and silver medals at the Chelsea Flower Show as well as the RHS Tudor Rose at the Hampton Court Flower Show. Particular mention to the 'Arcade Arches' which formed part of the original 'Grasmere House' a grand Italianate Villa that served as a girl's school in the early 19th century. The whole garden offers unrivalled views across the Mere in central Diss. You will find large shingled terrace areas with three sets of impressive steps leading down to the lowest level where you will find ample lawn areas. The lawn also provides mature trees and screening as well as a shingled pathway spanning the whole way around the garden. There is also a timber decked area towards the bottom of the garden overhanging the Mere which would be ideal for an evening drink or even a spot of fishing.





Ground Floor

**Approximate total area<sup>(1)</sup>**

1504.68 ft<sup>2</sup>

139.79 m<sup>2</sup>

**Balconies and terraces**

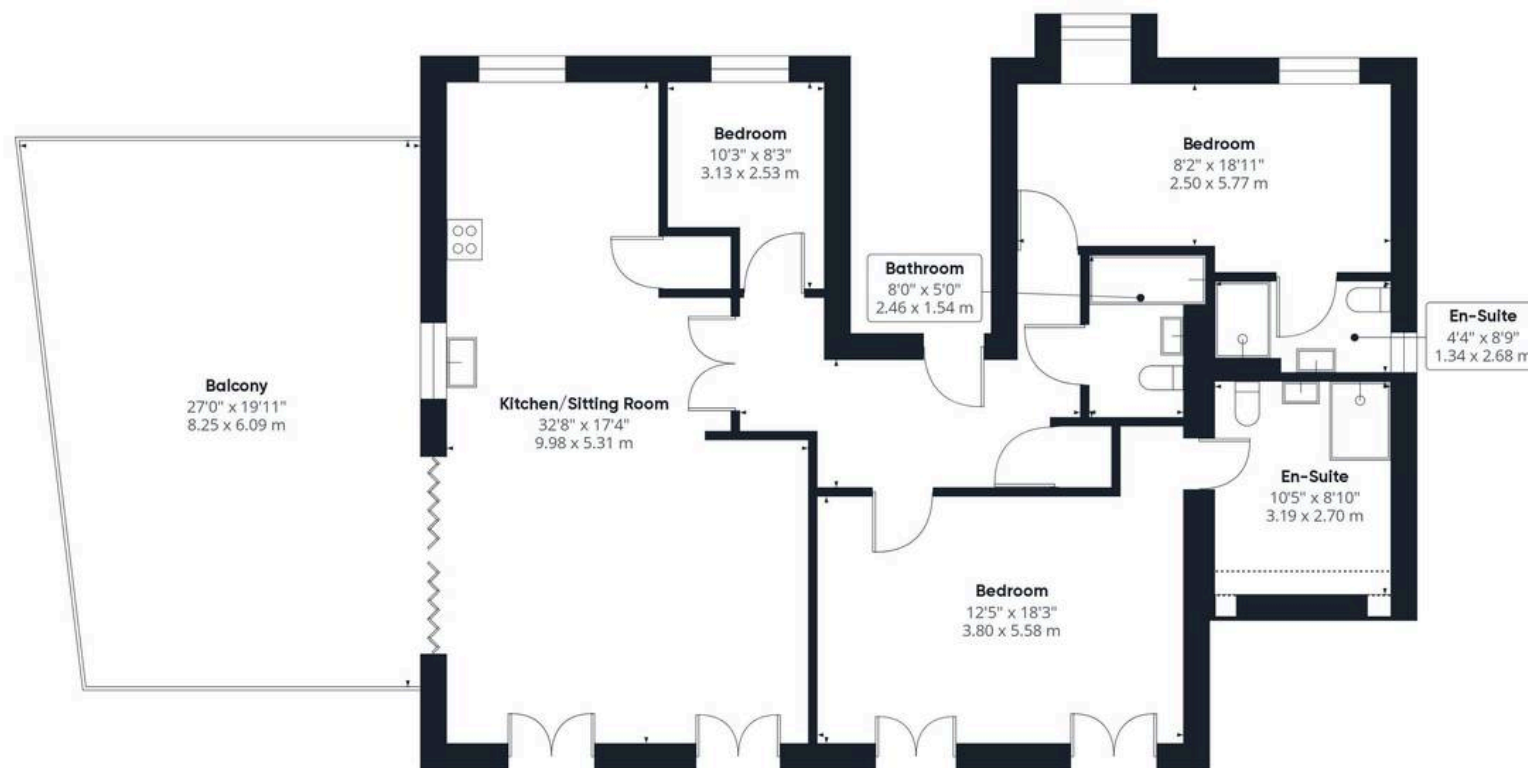
498.15 ft<sup>2</sup>

46.28 m<sup>2</sup>

**Reduced headroom**

9.18 ft<sup>2</sup>

0.85 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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