



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. This particular apartment is located on ground floor level from Denmark Street and features around 800 SQFT (stms) of living space with the addition of a private BALCONY. You will find TWO BEDROOMS as well as TWO EXCEPTIONAL BATHROOMS and am 18' OPEN PLAN KITCHEN/RECEPTION SPACE. In addition the apartment benefits from its own ALLOCATED parking space within the parking area to the side.

Council Tax band: TBD

Tenure: Share of Freehold





- Luxury Ground Floor Apartment
- Bespoke Development of Five High Spec Apartments
- Panoramic Views over The Mere
- Almost 800 SQFT of Accommodation
- Two Bedrooms & Two Bathrooms
- 18' Open Plan Kitchen/Reception
- Mere Facing Balcony
- Allocated Parking Space & 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

#### 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 3 can be found at ground floor level to the left of the entrance lobby with its own entrance door into the hallway.



## THE GRAND TOUR

Entering via the main entrance door off the communal entrance way there is a welcoming hallway with built in storage cupboard as well as cupboard housing plumbing for the washing machine. The first room you will find as you enter the hallway is the main bathroom with a deep luxurious bath, WC and hand wash basin. Following the hallway round you will find the main double bedroom which has wonderful views across the communal gardens overlooking the Mere as well as fitted triple wardrobes with internal lighting and a well fitted en-suite shower room with double rainfall shower and wash basin and w/c. The second bedroom can be found overlooking Denmark Street which would make a very comfortable office or spare bedroom which also features a built in cupboard or wardrobe depending on preference. The open plan kitchen/dining/sitting room can be found overlooking the Mere with direct access onto the private balcony via two sets of double doors. The balcony provides space for seating and entertaining with the open plan reception space offering plenty of room for soft furnishings and entertaining. The beautifully fitted kitchen comprises a range of wall and base level units with quartz worktops over as well as integrated Neff appliances including oven, induction hob, extractor fan, dishwasher and fridge freezer.

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 fitments. 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.

## FIND US

Postcode : IP22 4LE

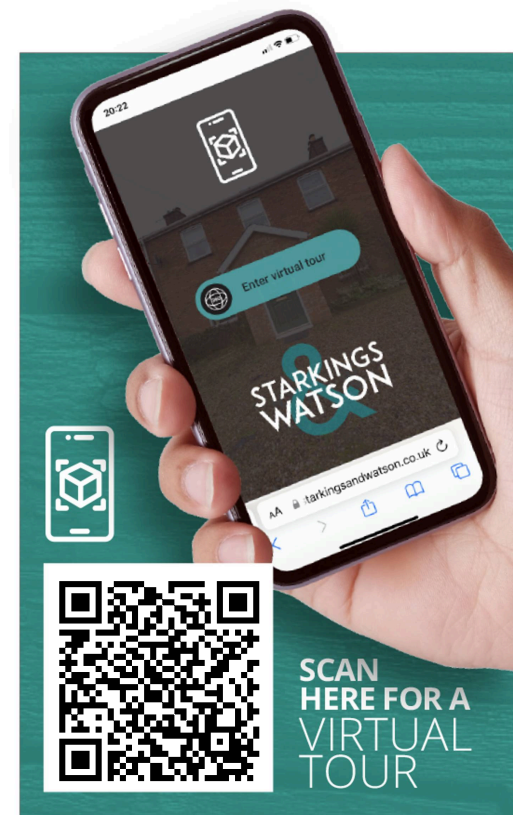
What3Words : ///palettes.grad.constants

## VIRTUAL TOUR

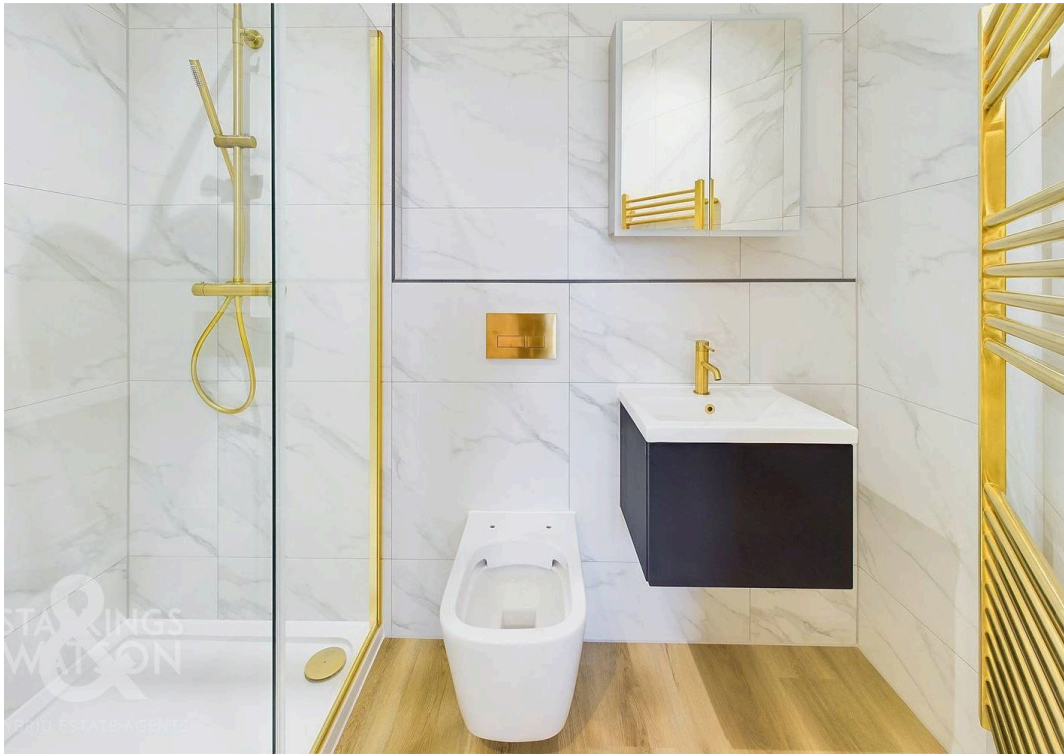
View our virtual tour for a full 360 degree of the interior of the property.

## 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 including a gardener to be finalised.









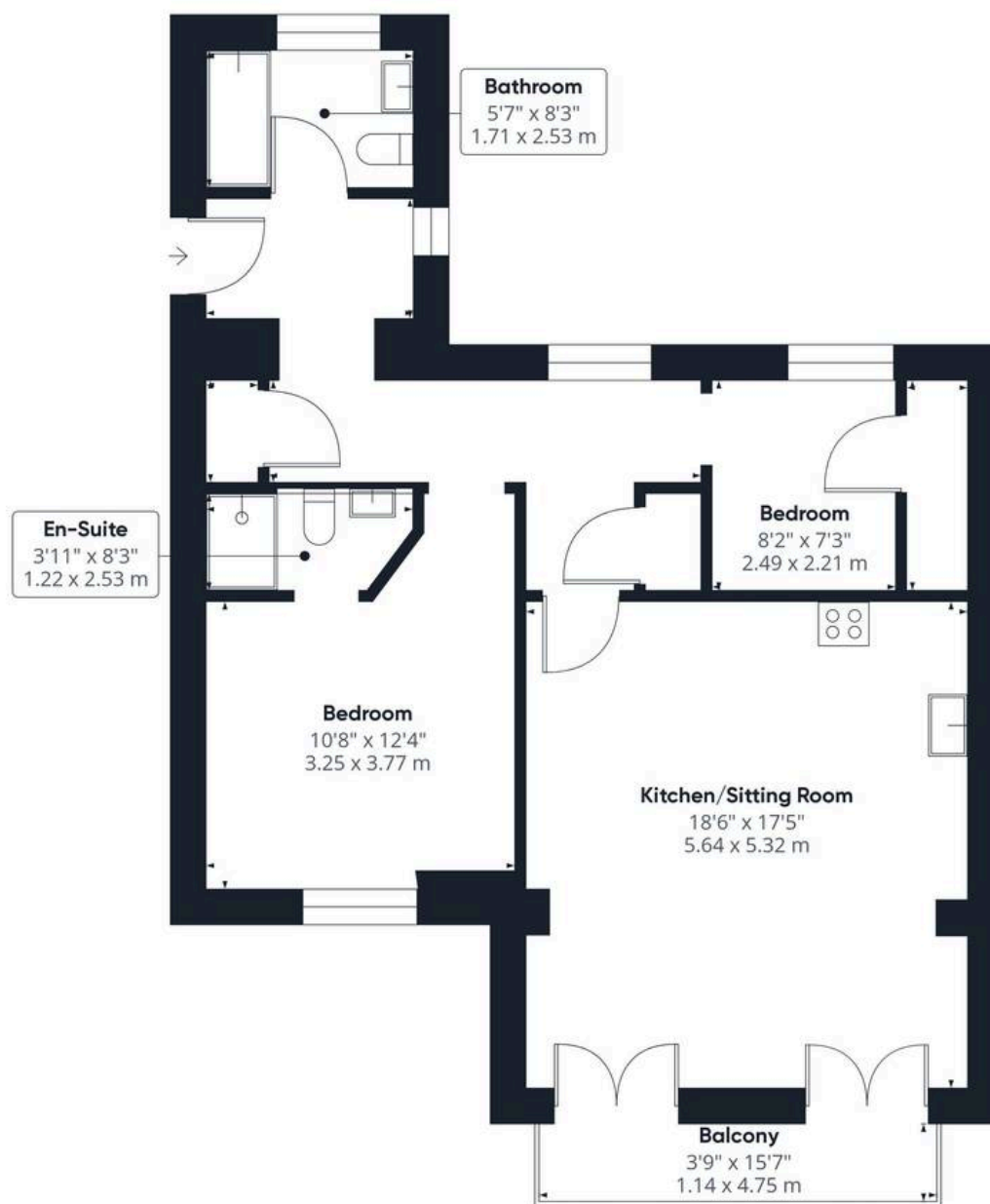


## THE GREAT OUTDOORS

The private outside space that comes with apartment 3 comes in the form of the Mere facing private balcony which would be suitable for seating, table and chairs and potted planting to add colour. To the front of the building there is one allocated parking space within the car park. 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.







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

790.82 ft<sup>2</sup>

73.47 m<sup>2</sup>

**Balconies and terraces**

58.34 ft<sup>2</sup>

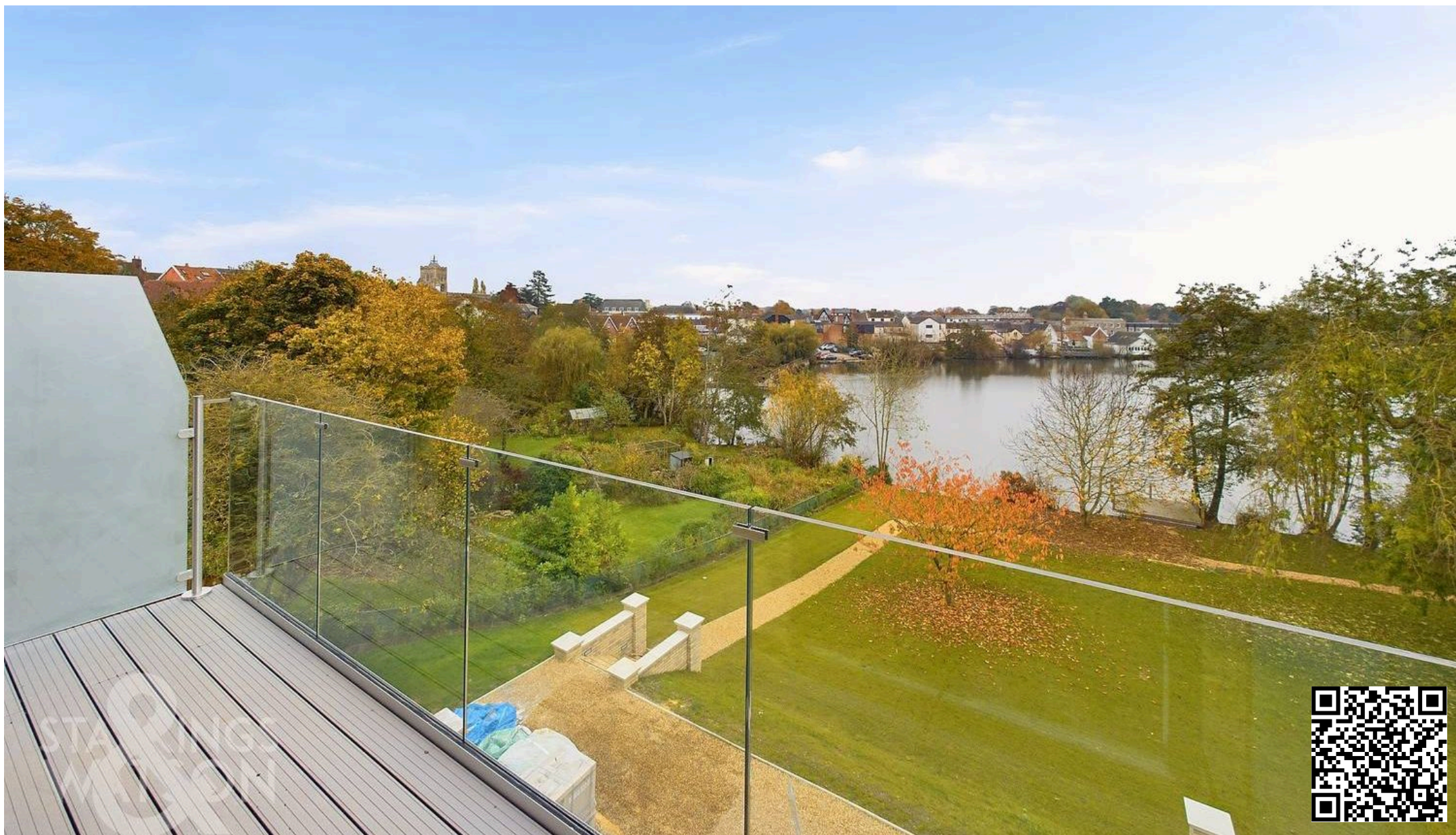
5.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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**



## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.