



Victory Court, Diss - IP22 4GN





## Victory Court

Diss

NO CHAIN! Found within a convenient location with IDEAL ACCESS to the TRAIN STATION with direct links to LONDON, this modern GROUND FLOOR APARTMENT presents a fantastic opportunity for both FIRST TIME BUYERS and INVESTORS alike. Offering a seamless blend of modern living and comfort, this property boasts a spacious main reception area perfect for entertaining, alongside a separate fully-equipped kitchen. The accommodation continues to impress with TWO GENEROUSLY PROPORTIONED BEDROOMS, ensuring ample space for relaxation and privacy. Additionally, the property features TWO WELL APPOINTED BATHROOMS. Benefitting from the convenience of one ALLOCATED PARKING SPACE, further visitor parking as well as well kept communal gardens.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- No Onward Chain!
- Ground Floor Apartment
- Large Main Reception & Separate Kitchen
- Two Ample Bedrooms & Two Bathrooms
- One Allocated Parking Space
- Communal Gardens
- Excellent Location For Train Station Direct To London
- Ideal First Time Purchase/Investment

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. 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

From the front there is a communal entrance door into the hallway with the main door to the apartment found to the right on the ground floor. One allocated parking space can be found to the side of the building.



## THE GRAND TOUR

Entering via the main entrance door you will find a welcoming hallway with fitted storage, intercom system and access to all further rooms. The main bathroom is found to the left with a bath and shower over, w/c and hand wash basin. The second bedroom can be found to the right of hallway with built in storage. The main bedroom is found to the far end of the hallway with a dual aspect, double fitted wardrobe and an en-suite shower room. The main reception space offers a dual aspect with double doors also. There is space for sitting and dining as well as doors leading into the separate kitchen area. The kitchen features a range of wall and base level units with rolled edge worktops over, integrated electric oven, electric hob and extractor fan. There is also space for washing machine and fridge/freezer. The apartment offers electric panel heaters throughout.

## FIND US

Postcode : IP22 4GN

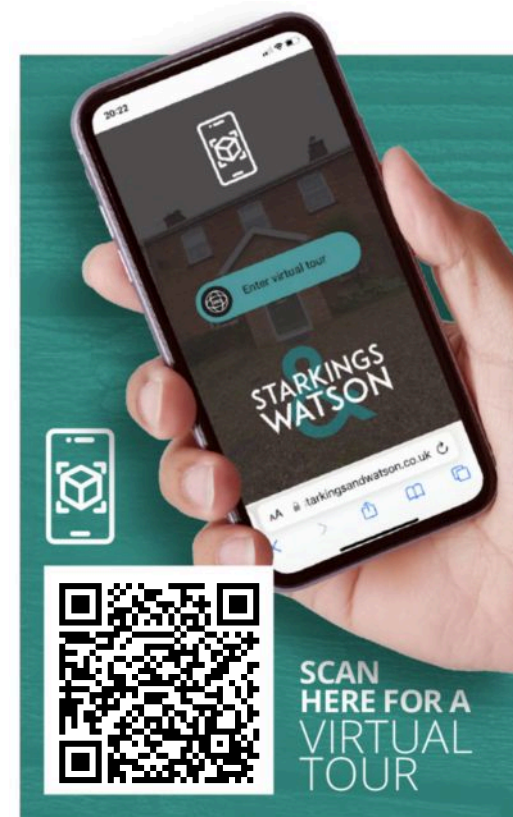
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## VIRTUAL TOUR

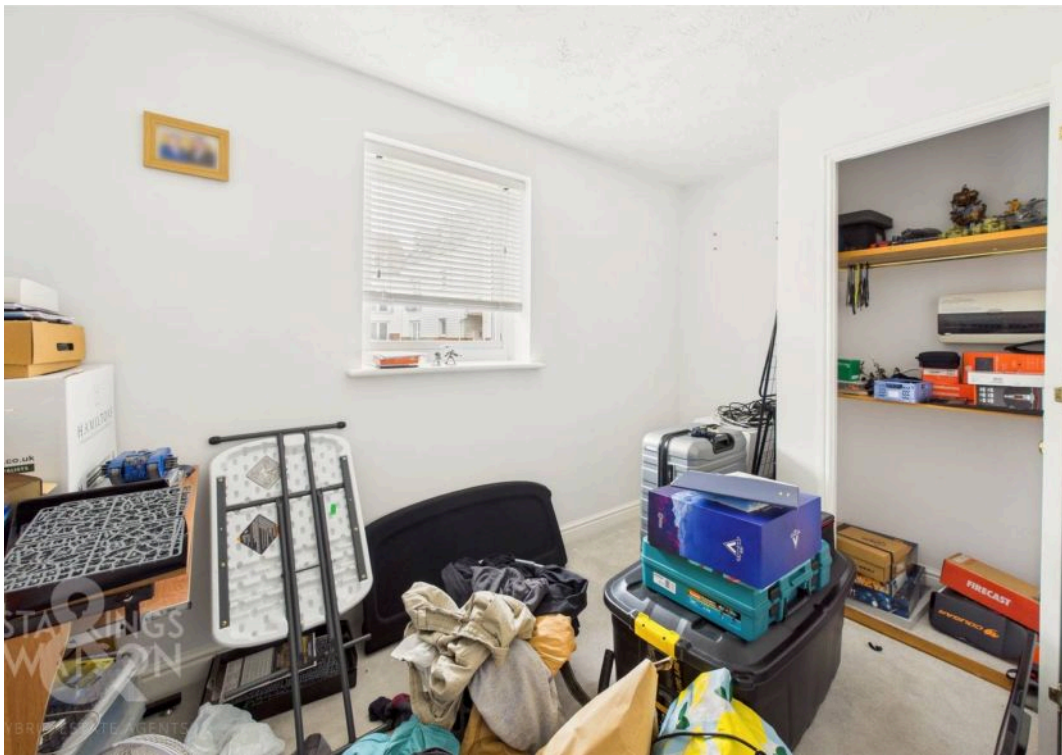
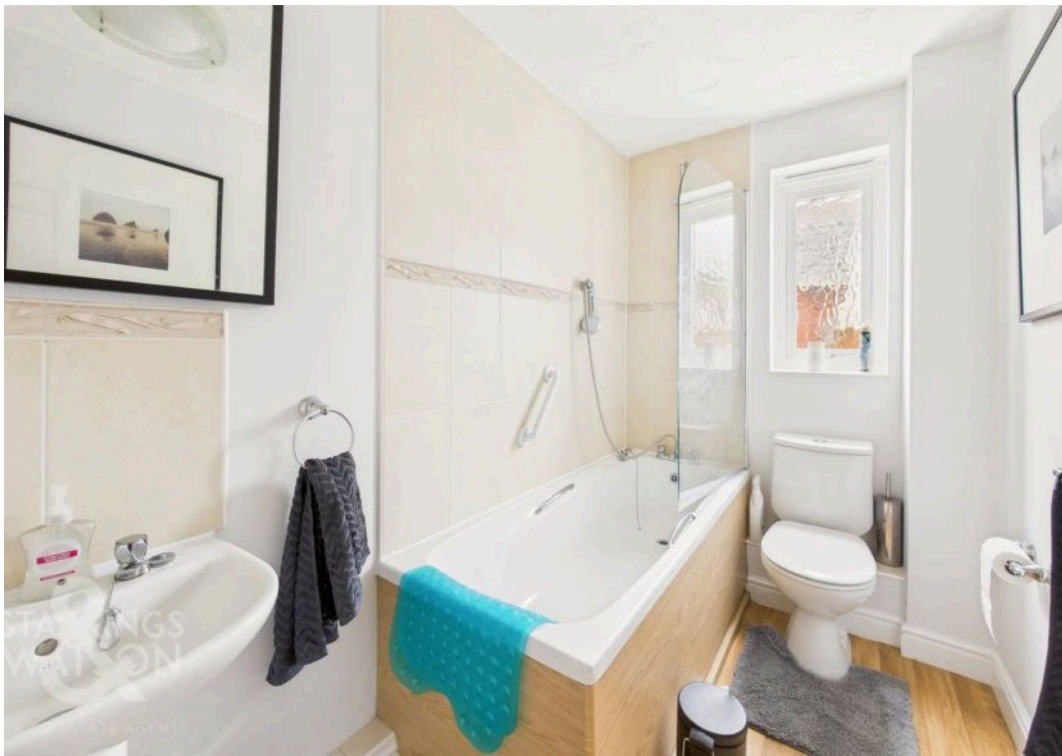
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised the property is leasehold with 105 year remaining on the original lease. Service charge and ground rent currently amounts to approximately £145.00 PCM.











## THE GREAT OUTDOORS

To the rear of the building there are lawned communal gardens which offer a space to sit, a clothes line and bike storage all for residents for the building. To the side there is one allocated parking space with the addition of various visitors spaces too.



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

618.15 ft<sup>2</sup>

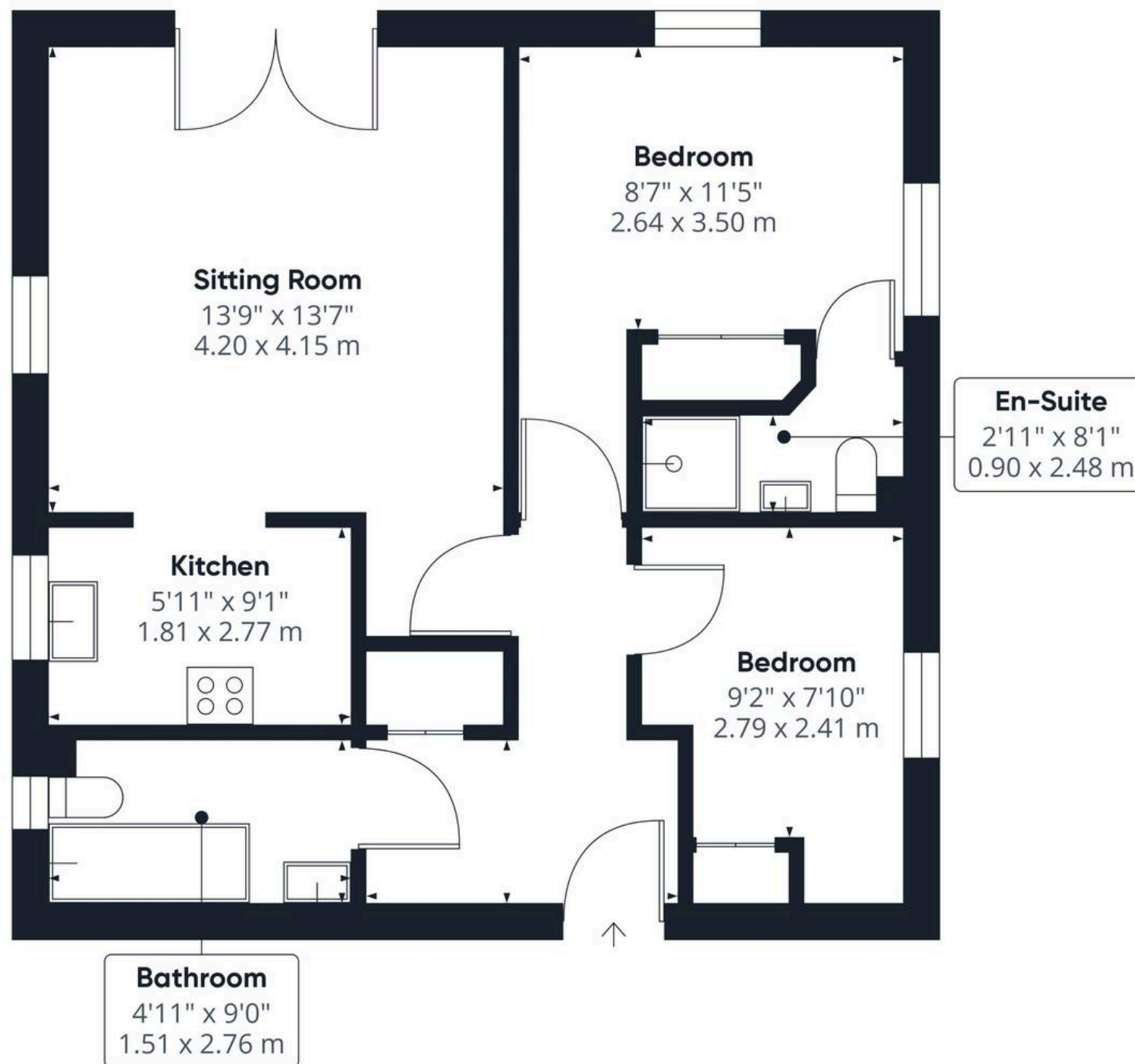
57.43 m<sup>2</sup>

(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

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.