



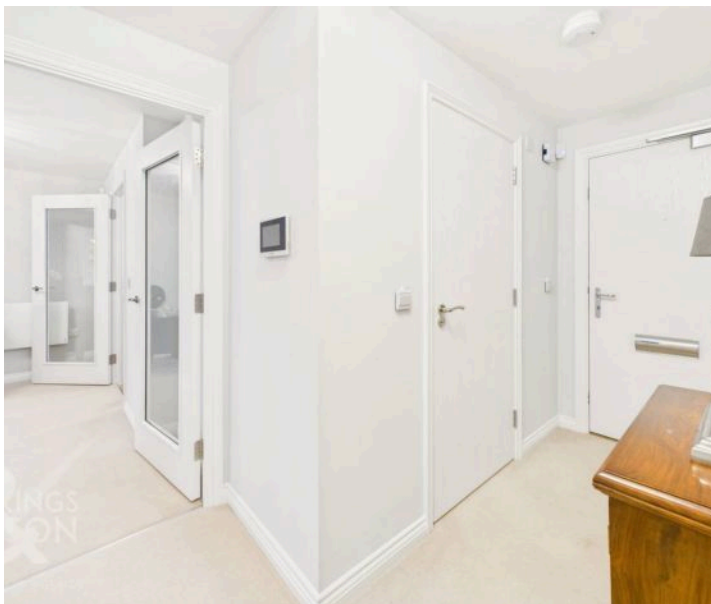
Mere Lodge Hartismere Mews, Diss - IP22 4FD



Mere Lodge

Hartismere Mews, Diss

NO CHAIN! Located within NEWLY DEVELOPED and HIGHLY SOUGHT AFTER Hartismere Mews for OVER 60's ONLY, this exceptional RETIREMENT COMPLEX is only just over a year old and offers purchasers a touch of luxury within the heart of town. Within the development is this GROUND FLOOR former SHOW HOME APARTMENT which would suit purchasers looking for a hassle free and secure way of living. Boasting a HIGH SPEC FINISH throughout, the property which extends to over 750sq.ft (stms) features an impressive sitting room with double doors leading out that exudes elegance as well as a separate kitchen designed for culinary enthusiasts. The accommodation also offers TWO LARGE DOUBLE BEDROOMS, an EN-SUITE and a FAMILY BATHROOM. Residents can revel in the splendour of the impressive communal areas, meticulously maintained gardens, and the convenience of ample off-road parking and a communal entry system that prioritises safety and accessibility. For peace of mind there are also floor level emergency buttons located in the bathrooms and kitchen.



Located in close proximity to local shops and the town centre, this residence offers both convenience and charm to its discerning occupants.

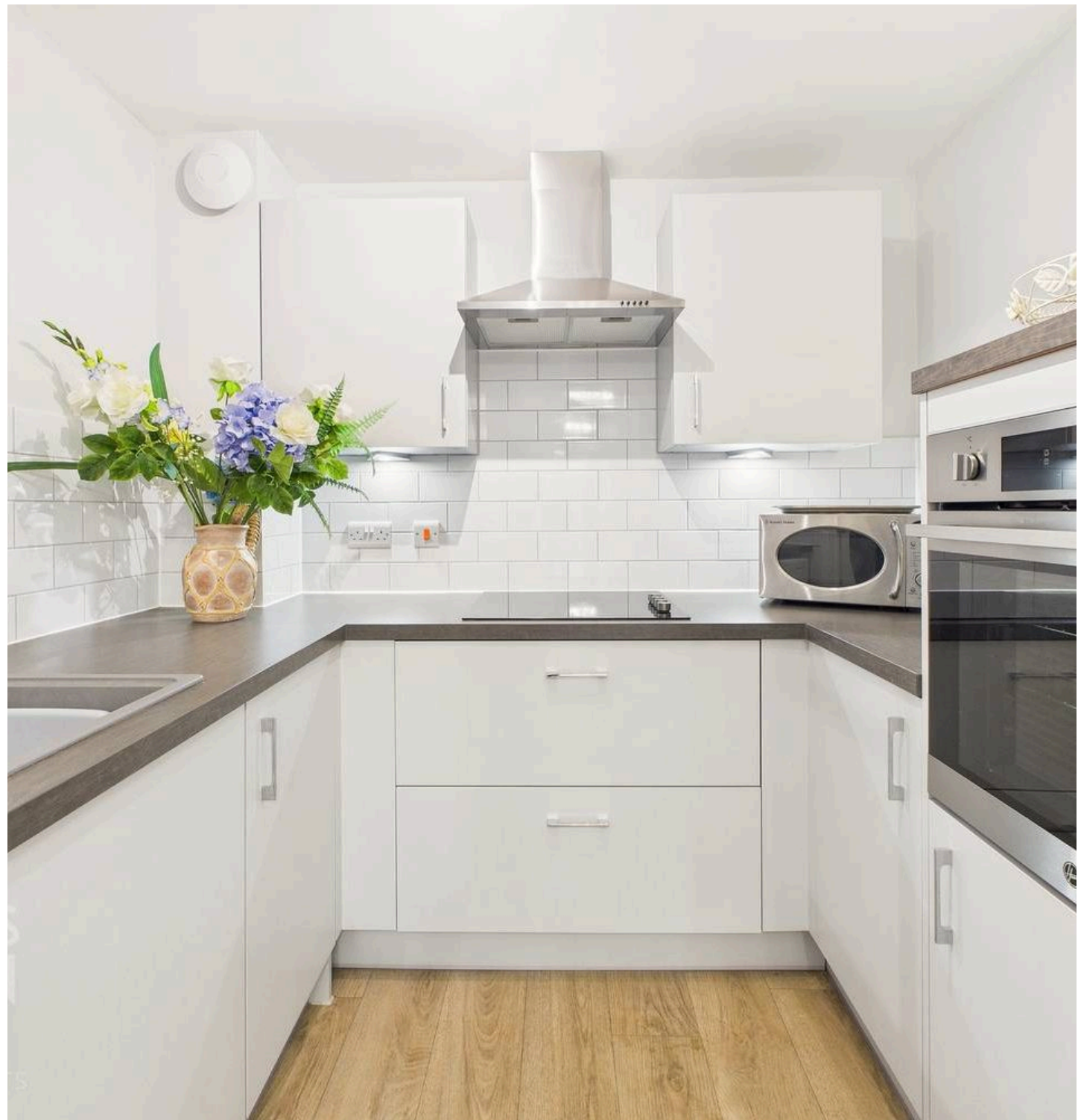
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain!
- Sought After Retirement Complex
- Ground Floor Former Show Apartment
- High Spec Finish With Impressive Sitting Room & Separate Kitchen
- Two Large Double Bedrooms & Two Bathrooms
- Impressive Communal Areas & Well Kept Gardens
- Ample Off Road Parking & Communal Entry System
- Well Located For Shops & Town Centre

The property is located within the heart 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

Approached via the shared entrance to the development, various parking spaces can be found (unallocated) to the front and rear of the building. The main communal entrance is secure with video entry which leads into the impressive communal space/meeting room and social space. A corridor to the right leads to the apartment itself which is located on the ground floor.

THE GRAND TOUR

Entering the apartment itself you will find a hallway entrance with a substantial cloaks cupboard with space for white goods. The hallway leads to all further rooms with the bathroom found to the right of the hall offering a bath, w/c and hand wash basin as well as low level emergency support buttons. The main bedroom is found to the left of the hallway extending to approximately 19' with built in storage as well as an en-suite shower room. The en-suite is completely accessible with a double sized walk in shower, w/c and hand wash basin as well as emergency low level buttons. The second double bedroom also of a generous size is found adjacent. The impressive and luxurious sitting room extends to approximately 18' and provides a door to the frontage for ease of access. An internal door leads through into the kitchen which is well fitted with a range of wall and base level units as well as wood effect worktops over. You will find integrated appliances to include eye level electric oven, induction hob, fridge/freezer and freestanding washing machine.

COMMUNAL AREAS

On entrance, Mere View has an impressive welcoming residence coffee bar and living dining space, ideal for catching up with family and friends. A first floor 'guest bedroom' can also be booked in advance of visitor overnight stays at a small cost. Outside, Communal gardens with garden furniture and seating areas can be accessed from the communal spaces.

FIND US

Postcode : IP22 4FD

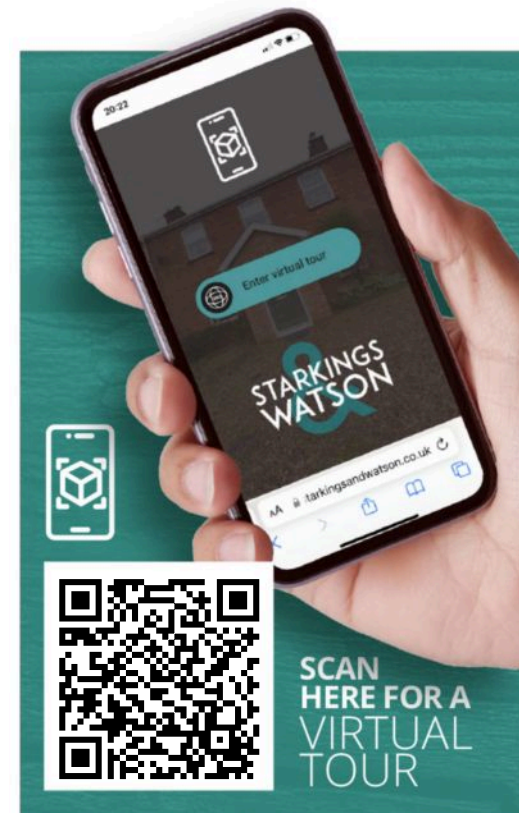
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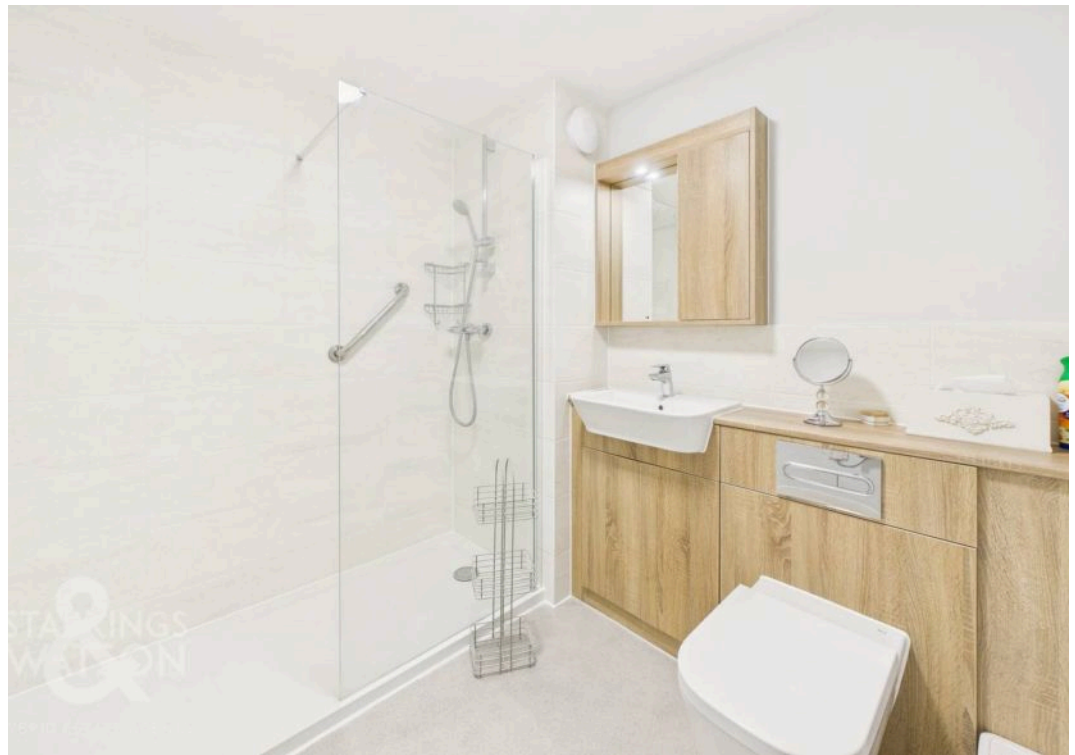
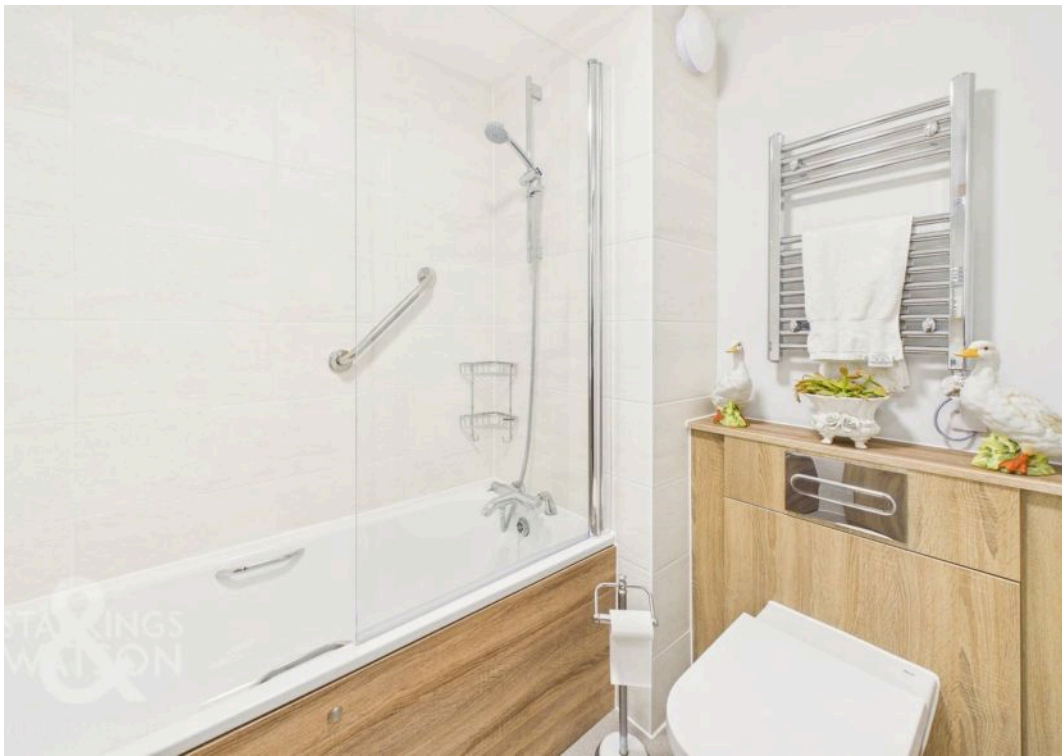
VIRTUAL TOUR

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

AGENTS NOTES

The apartment is part of the Hartismere Mews complex and is offered with a long lease with 997 years remaining. Service charges for the building include buildings insurance, grounds maintenance, water rates and lifeline support charged at £3375 PA.



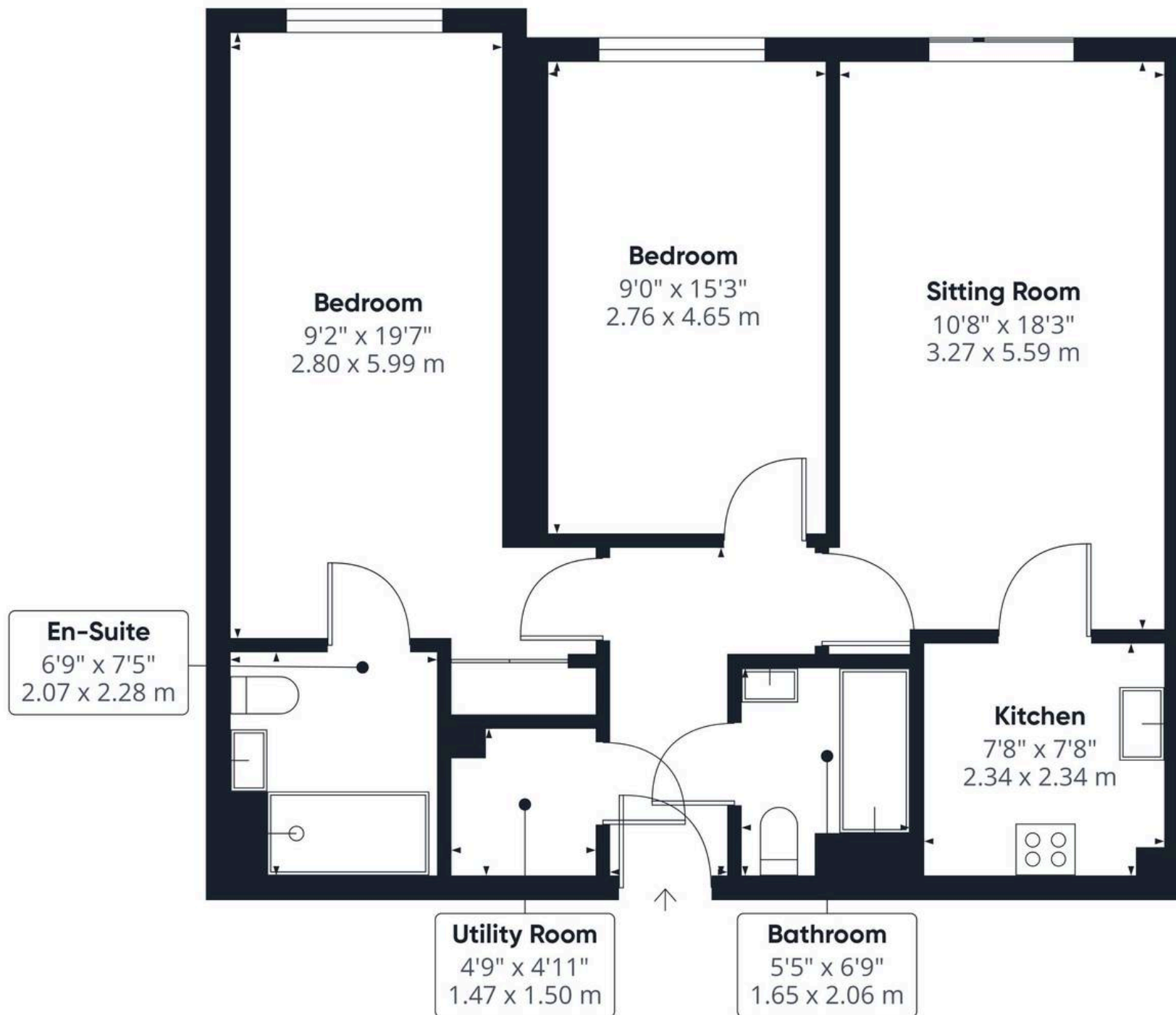




THE GREAT OUTDOORS

Outside, Communal gardens with garden furniture and seating areas can be accessed from the communal spaces.





Approximate total area⁽¹⁾

757 ft²

70.3 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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