



M
M

30 26

28 24

M
M

MUSKER
MCINTYRE
ESTATE AGENTS

Malthouse Court,
Harleston, Norfolk

A spacious and well presented two bedroom ground floor apartment, situated on this popular retirement development for the over 55 age group and conveniently situated for the town centre. The property benefits from a garage and is offered to the market with no onward chain.

Malthouse Court, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Wet Room
- Single Garage
- Parking (not allocated)
- Communal Gardens
- 24 hour Emergency Care line
- No Onward Chain

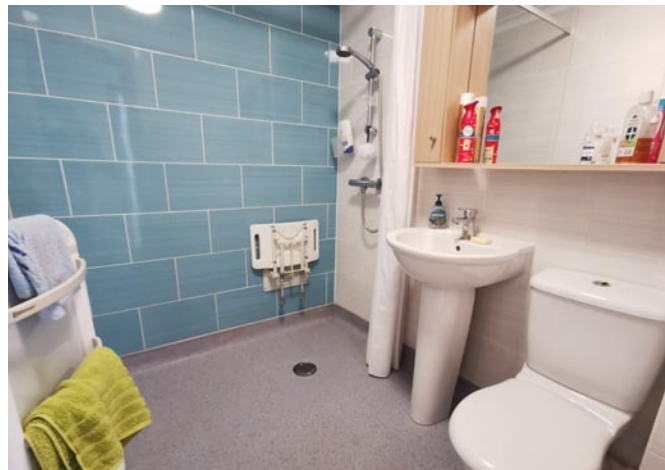


The Property

From the communal hall the front door opens into the hallway with useful storage cupboard and doors to all rooms. The sitting/dining room is a lovely bright room with a box bay window overlooking the front aspect, feature fireplace housing an electric fire and ample space for a dining table and chairs. The kitchen overlooks the rear aspect and is well fitted with a range of matching cream wall, base and drawer units, worktops with inset stainless steel sink unit, built-in oven and hob with extractor over, space and plumbing for a washing machine and space for a fridge/freezer. There are two bedrooms, the larger of which overlooks the rear with a built-in airing cupboard housing the hot water tank and the second bedrooms overlooks the front. The wet room is fully tiled with shower, fold down seat, pedestal wash basin and low level WC. There is also an electric towel heater and fitted wall cupboard with mirror and light.

Outside

Malthouse Court has attractive well maintained communal gardens which surround the development. This particular apartment has the added benefit of a single garage which is situated in a block at the front of the development and there is also further parking space (not allocated).



Location

The property is conveniently situated for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Economy 7 Electric Storage Heaters and immersion heater for the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: TBC

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9BU

Tenure

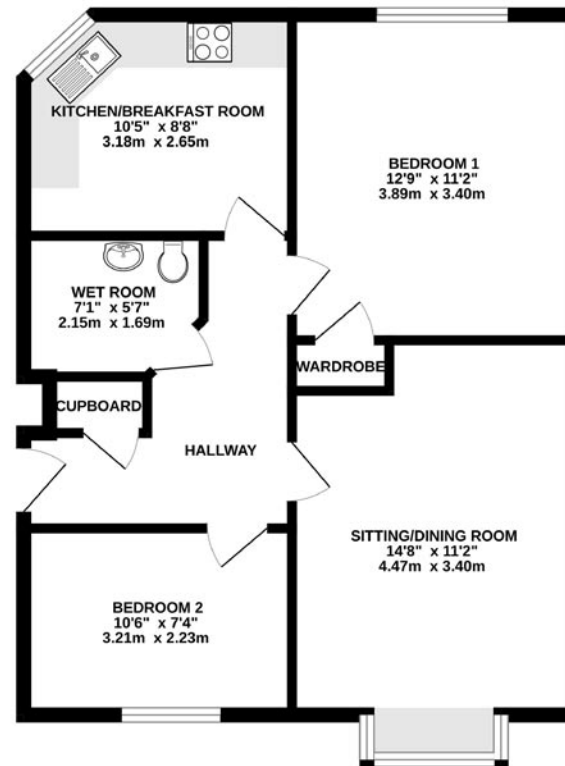
Leasehold with approx. 62 years remaining on a 99 year lease which commenced in 1987.

Service charge - approximately £250 per month which includes maintenance, ground rent, buildings insurance, estate manager and 24 hour emergency care line.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3202

Guide Price: £135,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



www.muskermcintyre.co.uk

A member of OnTheMarket.com



Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk