



MM

Malthouse Court,
Harleston, Norfolk

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**MUSKER
MCINTYRE**
ESTATE AGENTS

A spacious, 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 is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Shower Room
- Communal Gardens
- 24 hour Emergency Care line
- No Onward Chain
- Parking Area (not allocated)
- Convenient for Town Centre



The Property

The front door opens into the entrance hall with useful storage cupboard and further cupboard housing the hot water tank with slatted shelving. On the right hand side is the kitchen/breakfast room which overlooks the front aspect and has been updated in recent years. The kitchen is well fitted with a modern range of wall, base and drawer units, built-in Neff oven and induction hob with extractor over, work top space with inset stainless steel 1 ½ bowl sink and drainer, space and plumbing for a washing machine and space for a freestanding fridge/freezer. There is also ample space for a small table and chairs. The sitting/dining room is a good size and also overlooks the front with a feature fire surround and hearth creating a central focal point. There are two bedrooms which overlook the rear aspect and a shower room comprising a fully tiled shower cubicle, pedestal wash basin, WC and heated towel rail.

Outside

Malthouse Court has attractive well maintained communal gardens which surround the development and this particular apartment has it's own lawned garden to the front. There is a parking area for residents and visitors (not allocated).

Malthouse Court, Harleston



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

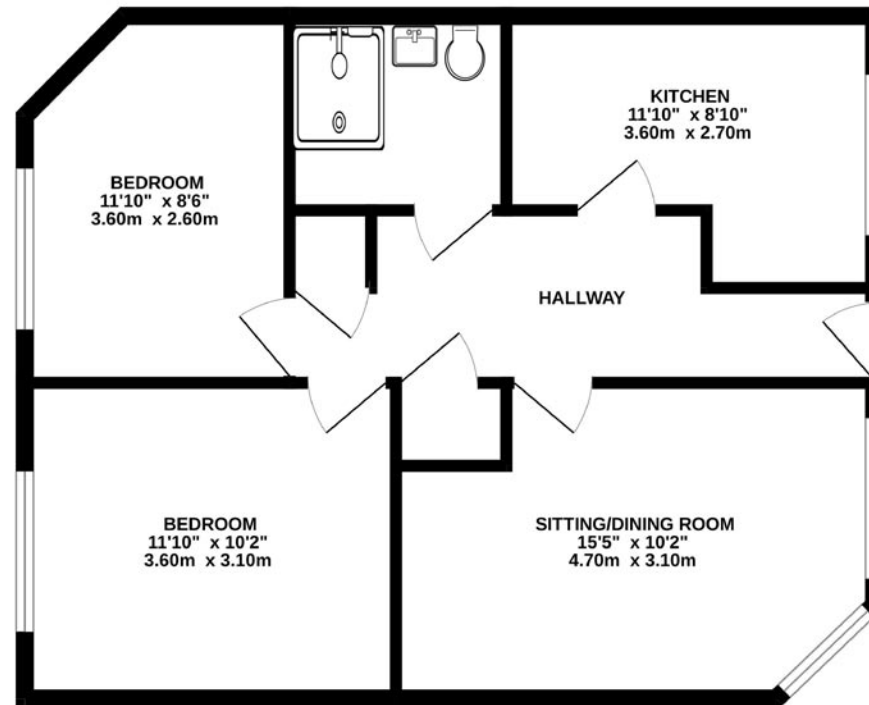
Leasehold with approx. 62 years remaining on a 99 year lease which commenced in 1987.

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
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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.
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Guide Price: £130,000

To arrange a viewing, please call 01379 882535

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Halesworth	01986 888205



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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.

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