



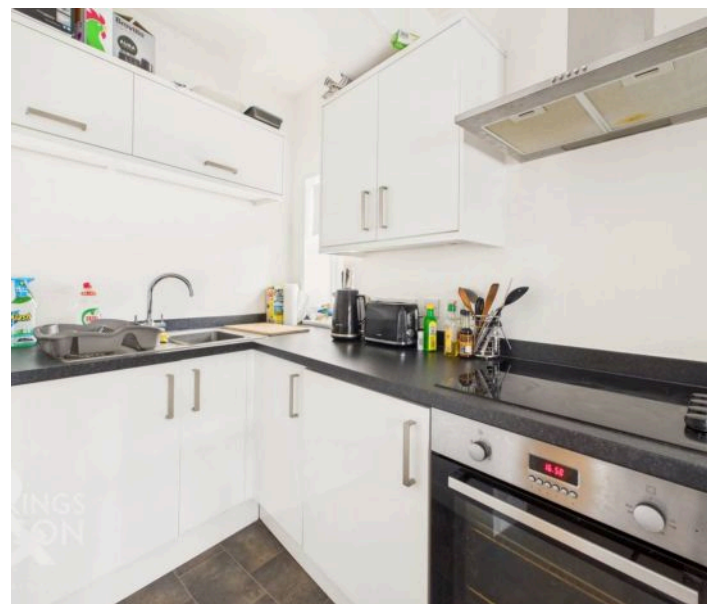
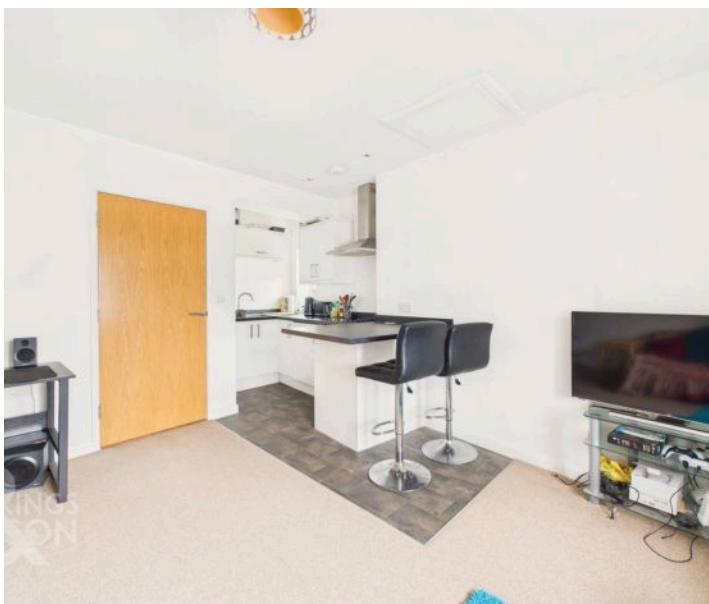
Crown Place Roydon Road, Diss - IP22 4NX



Crown Place Roydon Road

Diss

NO CHAIN! Presenting a good opportunity to acquire a ONE BEDROOM FIRST FLOOR APARTMENT with no chain in a small conversion of a former public house, this charming first-floor apartment is situated in an ideal TOWN CENTRE LOCATION. Boasting an open-plan kitchen/diner/reception area with modern kitchen, it offers a modern living space that is both versatile and welcoming. The well-proportioned DOUBLE BEDROOM provides a comfortable retreat, along with a sleek shower room for added convenience. Furthermore, this property comes with the added bonus of ONE ALLOCATED PARKING SPACE, making urban living all the more convenient. With its versatile layout and convenient amenities, this home presents itself as the perfect option for a FIRST TIME BUYER looking to step onto the property ladder or a savvy investor seeking a promising buy-to-let opportunity.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

- No Chain!
- Small Conversion Of Former Public House
- First Floor Apartment
- Ideal Town Centre Location
- Open Plan Kitchen/Diner/Reception
- Double Bedroom & Shower Room
- Allocated Parking Space
- Perfect First Time Buy OR Buy To Let

The property is located right in the heart of 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

The building sits on the corner of Roydon Road and Denmark Street with the access door off Roydon Road. There is a secure entrance with intercom and stairs internally to the first floor where you will find a secure main entrance door into the apartment. Behind the apartment block is a shared parking area where one allocated parking space can be found.



THE GRAND TOUR

Entering the apartment there is a small hallway with space for coats and shoes. The hallway leads to the bedroom and the reception in either direction. The bedroom to the left offers double fitted wardrobes as well as large window and access to the shower room beyond. The shower room provides a large shower, w/c and hand wash basin. The main reception room is bright and spacious with high ceilings. There is plenty of room for sitting and dining as well as the kitchen. The kitchen offers a modern range of wall and base level units with rolled edge worktops over as well as a breakfast bar. You will find integrated appliances to include fridge/freezer, washing machine, oven and hob. Heating is provided via electric panel heaters.

FIND US

Postcode : IP22 4NX

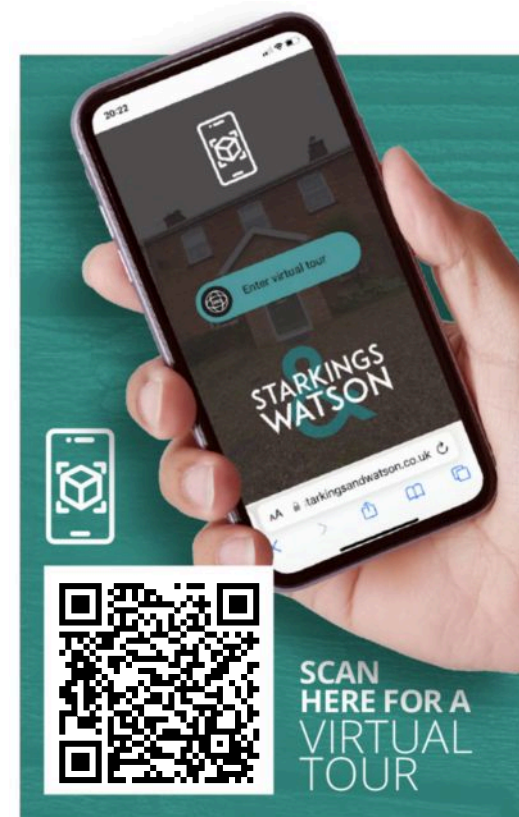
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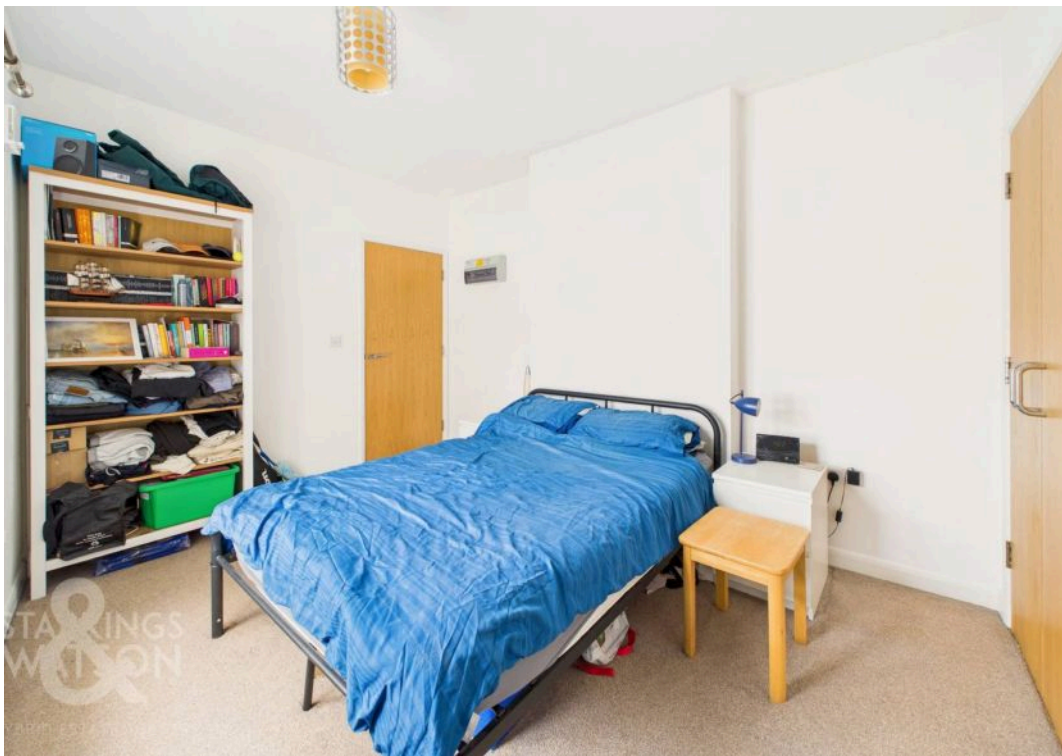
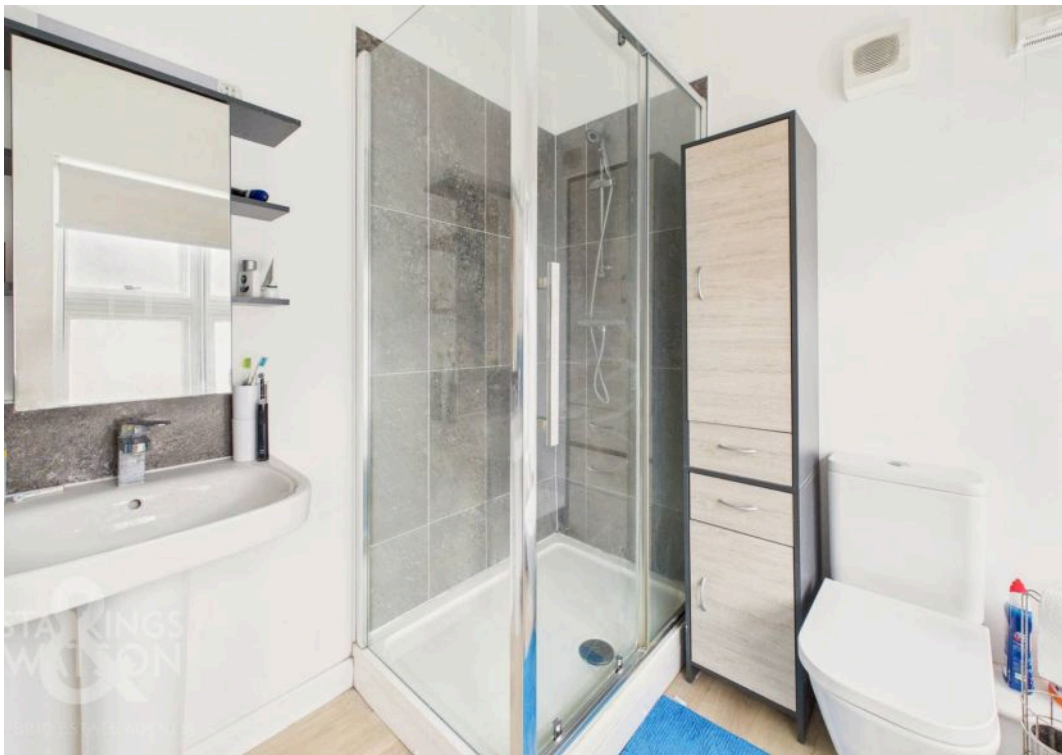
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property is leasehold forming part of a small conversion of apartments. The lease remaining is 115 years and there is a service charge and ground rent payable of £566 PA.



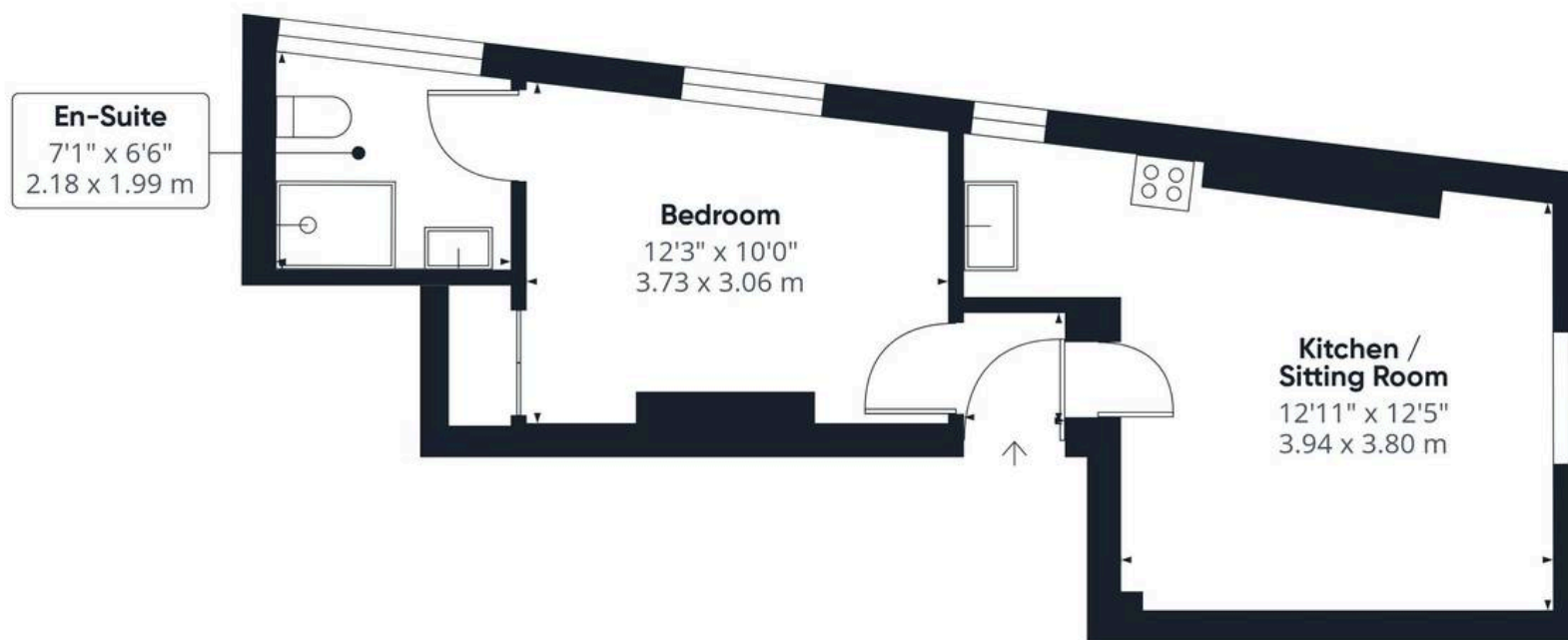




THE GREAT OUTDOORS

There is no garden or outside space with the apartment other than the allocated parking space to the rear of the building within the shared parking area.





Approximate total area⁽¹⁾

365 ft²
33.9 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

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

01379 450950 • diss@starkingsandwatson.co.uk • 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.