

1 Mere Lodge,
Hartismere Mews, Diss, IP22 4FD

Guide Price £260,000

twgaze

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A beautifully presented ground floor retirement apartment, ideally situated within easy walking distance of Diss town centre, the Mere and local amenities. Offering well-proportioned accommodation, including a spacious double bedroom, modern kitchen and bathroom. The property also benefits from access to an outside patio area, attractive communal facilities and a guest suite for visiting family and friends. An ideal opportunity for those aged 60 and over seeking comfortable, convenient and independent living.

- Ground floor retirement apartment
- Spacious double bedroom
- Well-appointed bathroom
- Residents' coffee bar and lounge
- For residents aged 60 and over
- Convenient town centre location
- Modern fitted kitchen
- Guest bedroom available for visitors
- Attractive communal gardens and outside patio area
- ** NO ONWARD CHAIN **

Location

The apartment is conveniently positioned within a stone's throw of Diss town centre, the picturesque Mere and Diss Bus Station. This popular South Norfolk market town offers an excellent range of independent shops, cafés, restaurants and supermarkets, together with primary and secondary schooling and useful transport links by rail to Norwich and London Liverpool Street. The Mere provides a beautiful focal point to the town, whilst a variety of pleasant walks and outdoor pursuits can be enjoyed nearby, including Lopham Fen and the stunning Waveney Valley.



















The Apartment

This well-presented ground floor apartment offers comfortable, low-maintenance living in a highly convenient location. Immaculately maintained and neutrally decorated throughout, the property provides an ideal opportunity for those aged 60 and over seeking an independent retirement lifestyle, or equally for anyone looking for a secure and convenient lock-up-and-leave home.

The accommodation comprises a welcoming entrance hall, a spacious double bedroom, a well-appointed bathroom and a light and comfortable living area. The modern kitchen is stylishly fitted and provides practical storage and workspace. Further benefits include a digital screen entry system, emergency assistance pull cords within the bathroom, a useful large storage cupboard and a solid glazed door between the hallway and kitchen.

Communal Facilities

Mere View offers an attractive range of communal facilities, including a welcoming residents' coffee bar and living/dining area, providing an ideal space to socialise and catch up with family and friends. There is also a first-floor guest bedroom which can be booked in advance for visiting friends or relatives wishing to stay overnight, subject to a modest charge.

Outside

The apartment benefits from access to an outside patio area, providing a pleasant space to sit and enjoy some fresh air. Residents can also make use of the communal gardens, which feature attractive seating areas and garden furniture, accessed from the communal living spaces.

Leasehold Charges

The bi-annual service charge is £1,113.69. The charge includes buildings insurance (excluding contents), Lifeline support, water rates, garden and external maintenance, and window cleaning.

Viewings

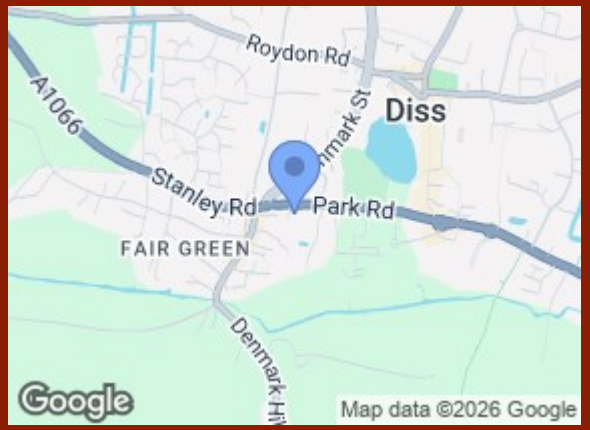
By appointment with TW Gaze.

Council Tax Band: B

Anti-Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

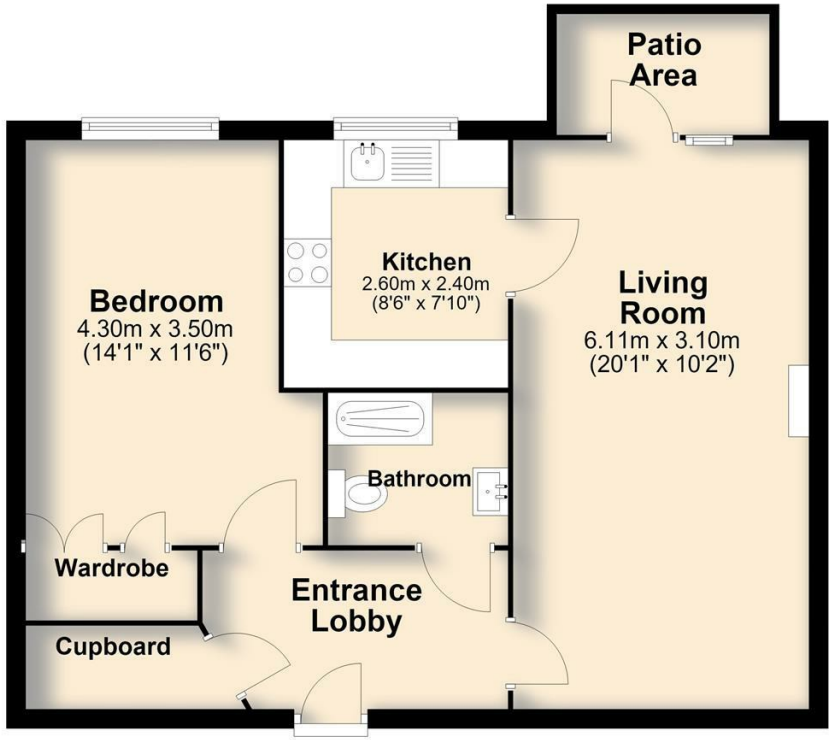
In accordance with the regulations, TW Gaze are legally required to undertake Anti-Money Laundering (AML) due diligence checks on all proposed purchasers involved in the transaction. A processing fee of £25.00 + VAT (£30.00 including VAT) is payable per purchaser once an acceptable offer has been agreed.

Ref: 2/20390/KH





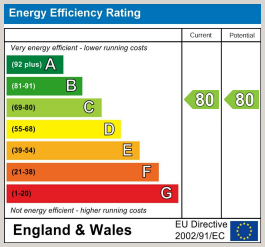




Apartment

Approx. 53.6 sq. metres (577.0 sq. feet)

Total area: approx. 53.6 sq. metres (577.0 sq. feet)



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