



St. Marys Court Church Street, Diss - IP22 4DR



St. Marys Court Church Street

Diss

Found within the heart of the town this OVER 55's DEVELOPMENT is incredibly well connected with all amenities nearby. To the front, COMMUNAL OFF ROAD PARKING is available with the flat being found on the first floor with an external storage cupboard to the front. Internally, the well decorated home boasts a large 17' SITTING ROOM, suited to hosting a dining room suite too, with a MODERNISED KITCHEN benefitting from a wide range of storage and INTEGRATED APPLIANCES. The home offers TWO DOUBLE BEDROOMS, with the larger boasting access to a BALCONY TERRACE with FITTED WARDROBES, while the second room currently functions as a dining room giving this home flexibility in its set up.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Over 55's Development
- First Floor Flat
- 17' Sitting Room
- Updated Kitchen With Integrated Appliances
- Two Double Bedrooms With Balcony To The Main Room
- Three Piece Shower Room
- Communal Off Road Parking
- Manageable Service Charges

The property is located just outside 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 development opens up from the main street leading through an underpass to the first lot of communal off road parking with the property being found towards the very rear through a second underpass and opening onto a second lot of open communal parking spaces. The entrance comes to the right hand side where a set of stairs takes you to the first floor landing giving access to the front of the home as well as a handy external storage cupboard.

THE GRAND TOUR

Once inside, the neatly decorated central hallway is the first place to greet you granting access to all living accommodation within the property as well as a handy built in storage cupboard with a three piece shower room located at the very end complete with vanity storage, tall heated towel rail and large corner corner shower unit. The first of the two bedrooms emerges to the left hand side being the smaller room. This currently is set up as a dining room however could easily accommodate a single bed to be used as a guest room with a wooden glass panel door to the front to allow a free flow of natural light. The larger of the bedrooms sit opposite this towards the front of the property - an impressively sized room with large open carpeted floor space and full range of floor to ceiling built in wardrobes, this room has the added benefit of a walkout balcony terrace complete with iron railings creating the ideal space to enjoy the warmer months. At the end of the hallway to the left hand side, an updated kitchen gives a multitude of storage with large worktop spaces and integrated appliances to include a fridge/freezer and washing machine with space remaining for an oven and hob with extraction above and all tile splashbacks. The main living area comes in the form of an impressively sized 17' open sitting room. The large open floor space is conducive to a potential choice of layouts and could easily accommodate both a sitting and dining room suite if desired with uPVC double glazed windows allowing natural light to flood the room.

FIND US

Postcode : IP22 4DR

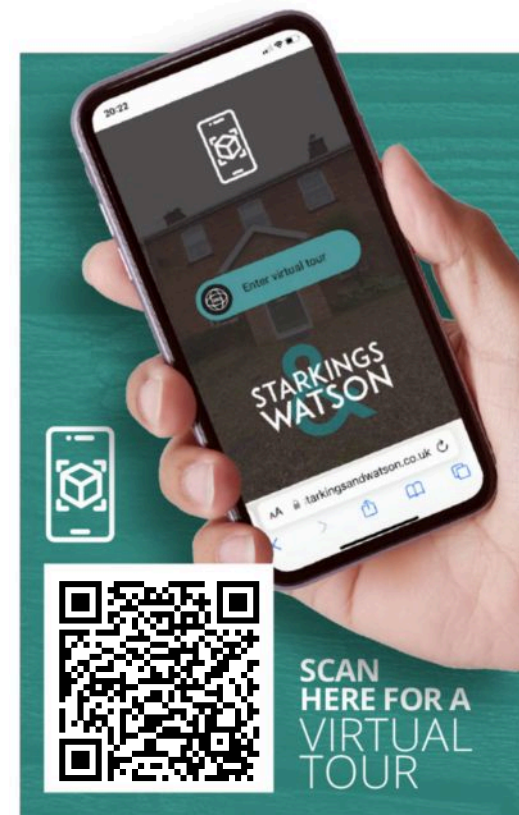
What3Words : /// [contrived.riches.cooking](#)

VIRTUAL TOUR

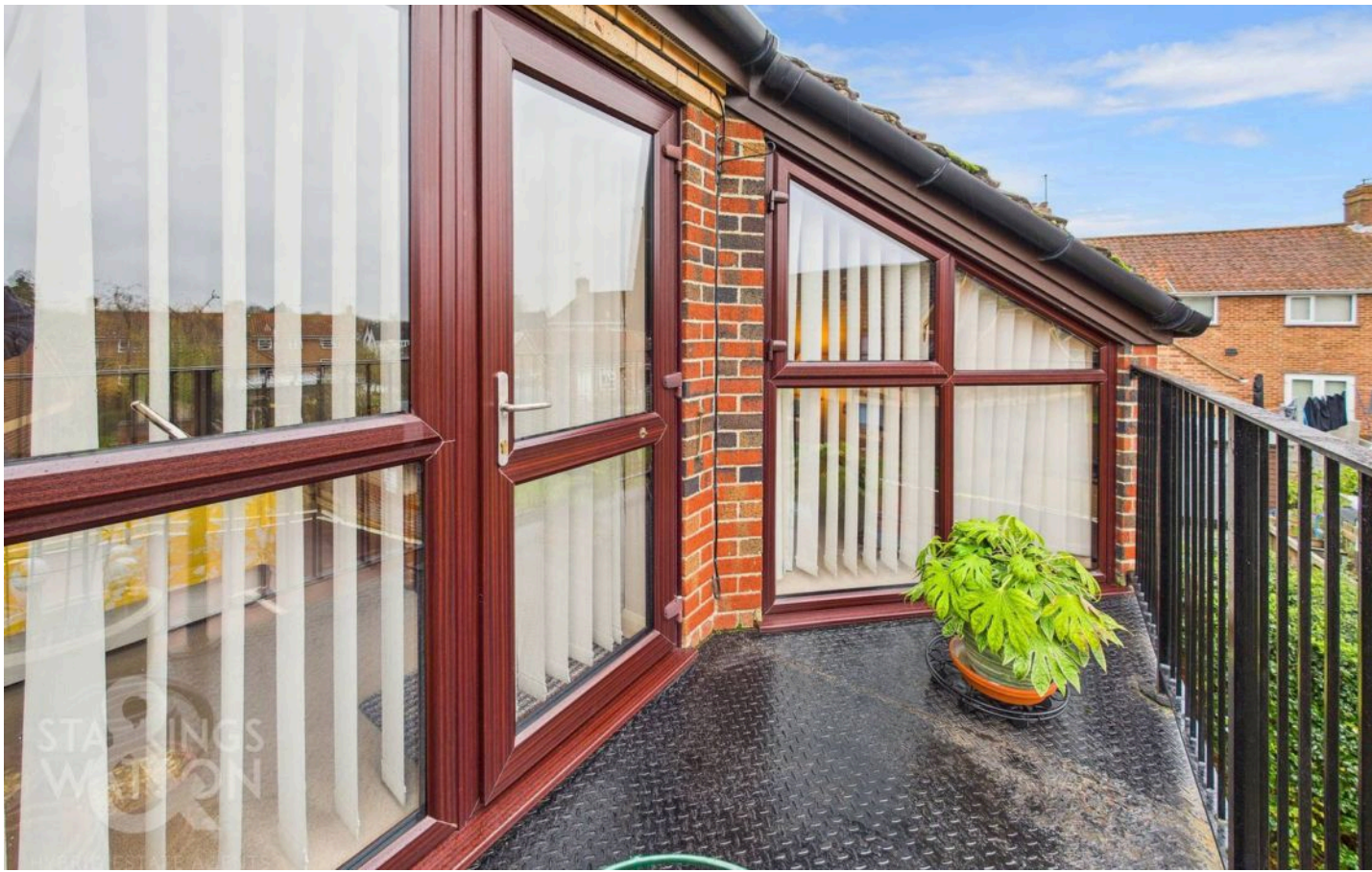
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is leasehold with 58 years remaining on the 99 year lease, service charges is £3,000 PA and ground rent of £231.98 PA.







THE GREAT OUTDOORS

Externally there is a communal garden space to enjoy with all amenities being within walking distance making accessibility for the development a priority.





Approximate total area⁽¹⁾

577 ft²
53.7 m²

Balconies and terraces

48 ft²
4.5 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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