

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

STARKINGS WATSON

HYBRID ESTATE AGENTS







St. Marys Court Church Street

Diss

NO CHAIN! WELCOME TO THIS DELIGHTFUL ONE BEDROOM GROUND FLOOR FLAT, perfectly situated within a SOUGHT-AFTER OVER 55'S DEVELOPMENT and offered with NO ONWARD CHAIN for a smooth, stress-free move. This SELF CONTAINED GROUND FLOOR APARTMENT has been thoughtfully updated, featuring an UPDATED FITTED KITCHEN complete with VARIOUS APPLIANCES and a MODERN GAS FIRED BOILER, ensuring both comfort and efficiency. The SPACIOUS SEPARATE SITTING/DINING ROOM creates an inviting atmosphere for relaxation and entertaining, while the DOUBLE BEDROOM provides a peaceful retreat. The property also benefits from a newly UPDATED SHOWER ROOM, adding a modern touch to daily living. Ample storage and a practical layout deliver both convenience and versatility, making this apartment ideal for those seeking independent living in a friendly, managed environment.

Residents enjoy the security and ease of a WELL KEPT DEVELOPMENT with an AFFORDABLE MANAGEMENT CHARGE, plus the advantage of being WELL LOCATED FOR THE TOWN CENTRE (all essential amenities, shops, and transport links are within easy reach).

Council Tax band: A
Tenure: Leasehold
EPC Energy Efficiency Rating: C

- No Onward Chain!
- Over 55's Development
- Self Contained Ground Floor Apartment
- Updated fitted Kitchen With Appliances & Gas Fired Boiler
- Separate Sitting/Dining Room
- Double Bedroom & Updated Shower Room
- Well Kept Communal Grounds With Affordable Management Charge
- Well Located For the Town Centre

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 rear via a second underpass with further open communal parking spaces beyond. The self contained entrance is found under the underpass on the right hand side leading directly into the hallway. There is a private storage cupboard situated adjacent to the front door ideal for extra storage.

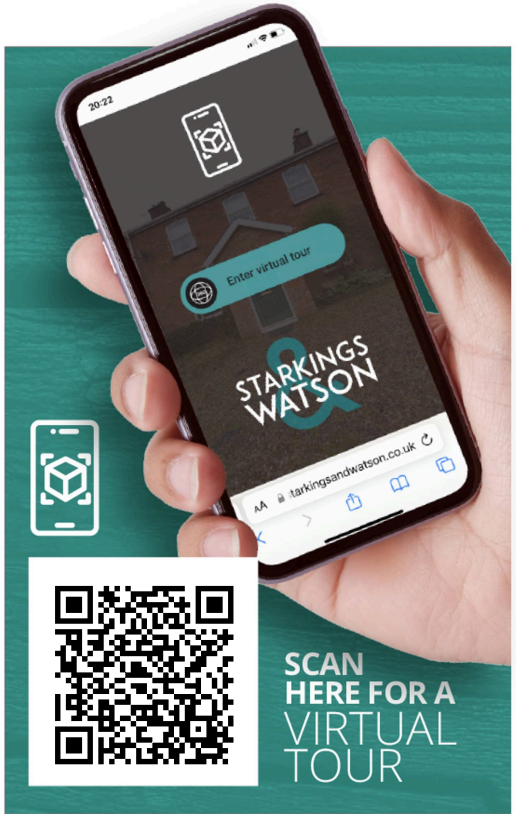
THE GRAND TOUR
Once inside, the neatly decorated central hallway is the first place to greet you granting access to all living accommodation within the property as well as a handy built in storage cupboard with a three piece shower room located on the left complete with vanity storage, hand wash basin and w/c as well as tall heated towel rail and large corner shower unit. The double bedroom opposite is an impressively sized room with large open carpeted floor space and full range of floor to ceiling built in wardrobes. At the end of the hallway to the left hand side, an updated kitchen gives a multitude of storage with large worktop spaces and space for various appliances as well as a small breakfast bar area. In addition you will find the modern gas fired boiler and a large walk in pantry cupboard.

The main living area comes in the form of an impressively sized open sitting/dining 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 : ///general.ambitions.pelting

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

AGENTS NOTES
The property is leasehold with 98 years remaining on the lease, service charge is £3728.48 PA and ground rent of £231.98 PA is payable. The development is for over 55’s only.



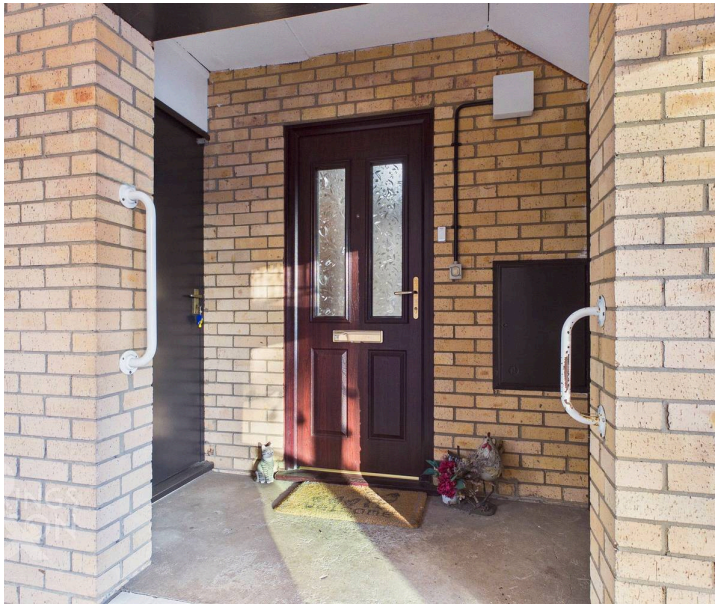










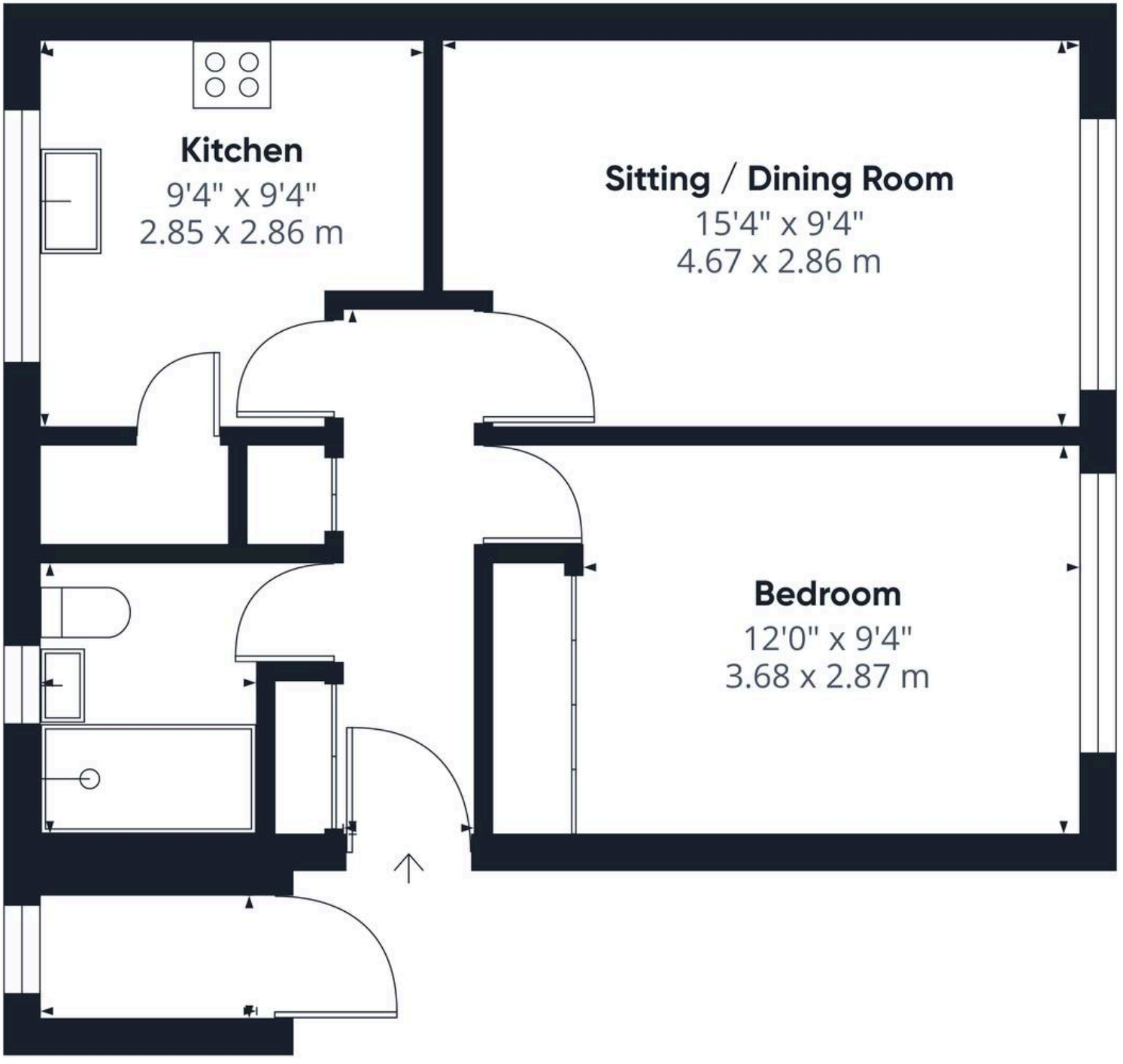




THE GREAT OUTDOORS

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

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Approximate total area(1)

484 ft²

45 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.

GIRAFFE360



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