



Litchfield House, Swan Lane - IP20 9AN



Litchfield House

Harleston

NO CHAIN! This beautifully presented GROUND FLOOR SELF CONTAINED APARTMENT offers a superb opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a sought-after setting. Enjoy the benefits of SHARED FREEHOLD OWNERSHIP and step into a welcoming and BRIGHT & SPACIOUS SITTING ROOM, perfect for relaxing or entertaining. The separate kitchen which is semi-open plan to the sitting room is well-appointed with modern units and ample worktop space and provides a practical and stylish area for meal preparation. TWO AMPLE BEDROOMS offer excellent versatility, whether you desire a guest room, home office, or additional storage, while the contemporary SHOWER ROOM which has been NEWLY RE-FITTED features quality fittings and a fresh, inviting décor. Presented in EXCELLENT ORDER throughout, this property boasts a neutral palette and well-maintained finishes, allowing you to move straight in and make it your own. Further benefits electric panel heating, double glazing, and an ALLOCATED OFF ROAD PARKING SPACE to the front, ensuring both comfort and convenience for residents.



The apartment also comes with well kept courtyard style garden providing the perfect space for sitting out and relaxing as well as being located right in the HEART OF HARLESTON TOWN CENTRE.

Council Tax band: TBD

Tenure: Share of Freehold

- No Chain!
- Ground Floor Self Contained Apartment
- Shared Freehold Ownership
- Presented In Excellent Order
- Bright & Spacious Sitting Room Leading Into Separate Kitchen
- Two Ample Bedrooms & Shower Room
- Private Courtyard Style Gardens
- Allocated Off Road Parking Space To Front

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.



SETTING THE SCENE

The building is approached via Swan Lane in the heart of Harleston. From the allocated parking space off road to the front, there is a central covered pathway to the front leading to the self contained gated entrance to the courtyard garden. There is a door from the garden into the sitting room.

THE GRAND TOUR

Entering the apartment via the door into the sitting room you will find a spacious and bright reception space with wood effect flooring and a pleasant outlook over the gardens. The sitting room is semi-open plan to the kitchen which offers a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven and hob over with extractor fan as well as space for various white goods. From the sitting room there is access to both bedrooms with the bathroom being a 'jack and jill' with doors from both bedrooms independently. The main bedroom offers large fitted wardrobes as well as a large window allowing plenty of light. The second bedroom is a comfortable double with a high ceiling and the bathroom is newly re-fitted offering a double shower cubicle with rainfall shower over as well as w/c and hand wash basin.

FIND US

Postcode : IP20 9AN

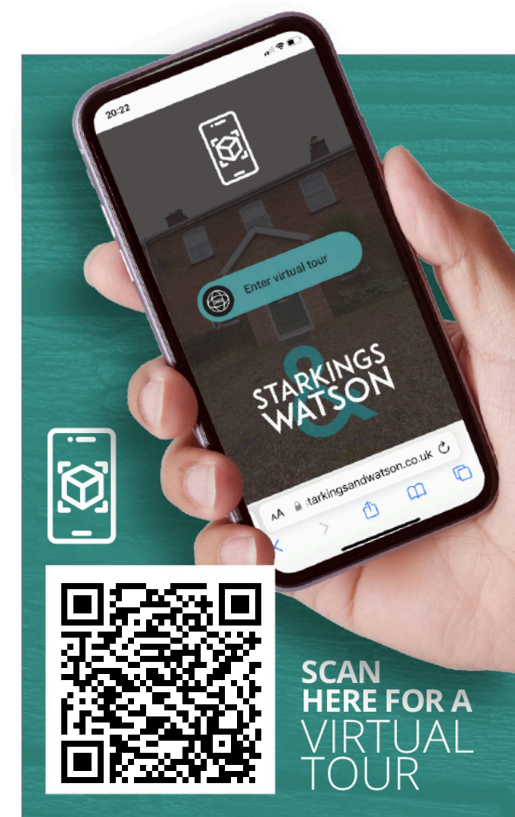
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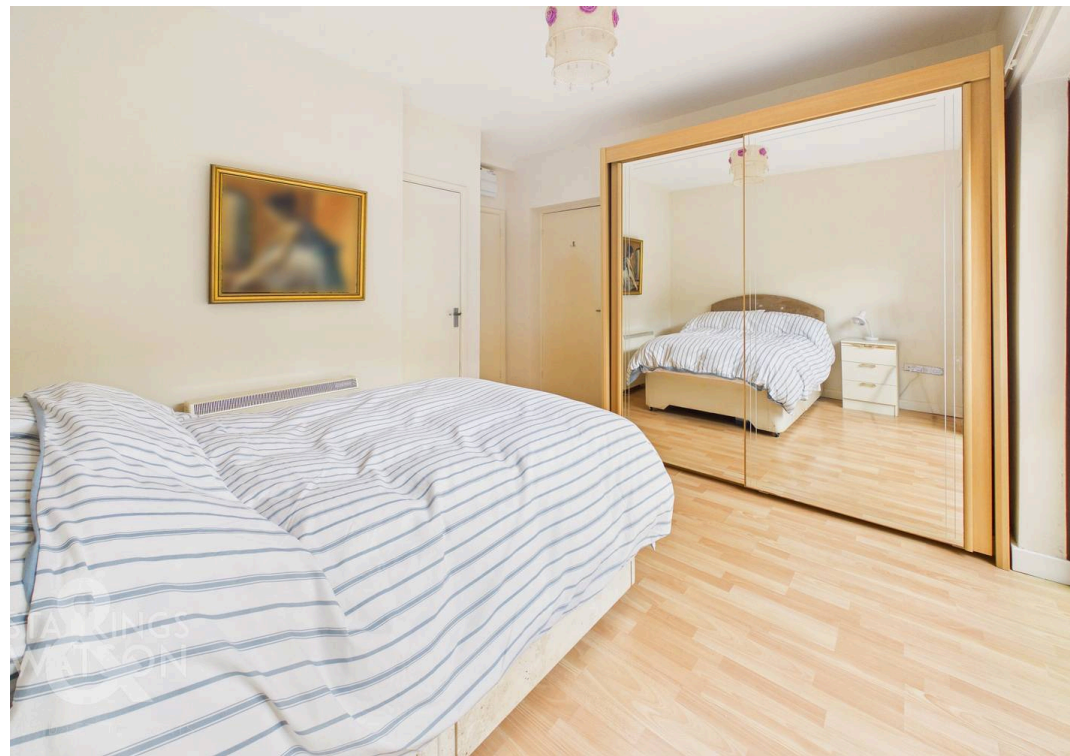
VIRTUAL TOUR

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

AGENTS NOTES

The property is sold as a 'SHARED FREEHOLD' with a share of the freehold (1/5th) owned by all owners within the building. The ground rent is NIL with the service charge is approximately £430 per annum. When converted the apartment block was set up as leasehold however in 2016 the owners of the 5 flats in Litchfield House decided to purchase the freehold from Marshall Park Estates. The purchase was made by their company Litchfield House Management Ltd under a Collective Enfranchisement arrangement. The 5 owners are all directors of Litchfield House Management Ltd and anyone being into the building would become a director and part owner.



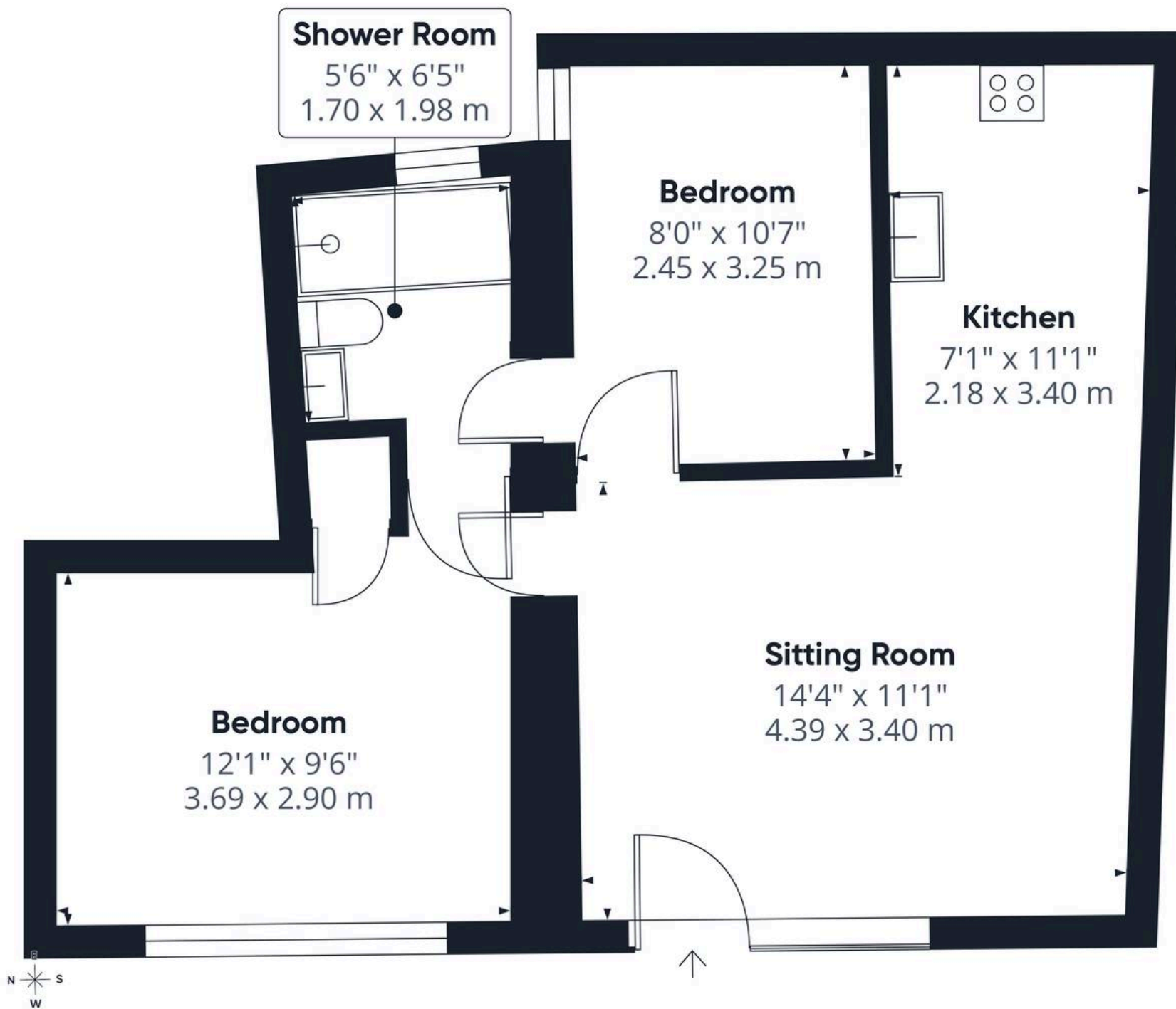




THE GREAT OUTDOORS

The private and secluded garden space provides the ideal spot for outside dining. The garden is laid to paving with plenty of space for a table and chairs as well as raised planting border with shrubs. The garden is enclosed with timber fencing as well as a gate to the front for access. There is 1 allocated parking space off road to the front also.





Approximate total area⁽¹⁾

504 ft²
46.9 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

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@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 and 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.