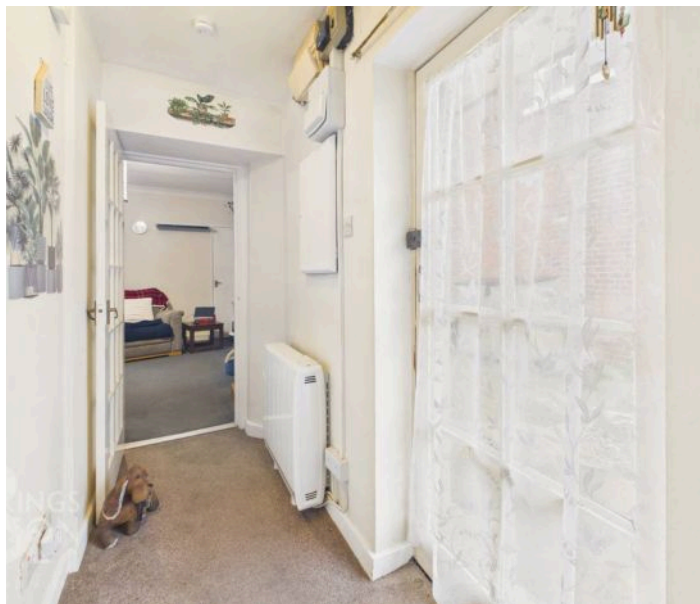




Hillcrest Court Ipswich Road, Pulham Market - IP21 4YJ





## Hillcrest Court Ipswich Road

Pulham Market, Diss

NO CHAIN! This SELF CONTAINED GROUND FLOOR APARTMENT is located just off the A140 within easy reach of Diss and Norwich within Hillcrest Court, a unique GRADE II LISTED Victorian former workhouse conversion having been converted approximately thirty years ago comprising a mixture of different types of one, two and three bedroom flats. The development benefits from AMPLE NON-ALLOCATED OFF ROAD PARKING for residents as well as communal lawned gardens on various sides. Offered to the market with no onward chain, this charming GROUND FLOOR APARTMENT offers excellent ease of access as well as character features and welcoming community atmosphere. The property benefits from its own private, self-contained entrance to the rear off the communal gardens. Internally, the accommodation is thoughtfully arranged, featuring a spacious SITTING ROOM perfect for relaxing or entertaining guests, there is a separate kitchen offering ample storage and workspace. The main bedroom is a generously sized double, measuring 15', while the second bedroom provides a comfortable single space, ideal for a guest room, study, or nursery.



Completing the apartment is a shower room with three piece suite. This apartment is a superb opportunity for first time buyers seeking a welcoming home, or for investors looking for a reliable rental property in a sought-after residential building.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: F

- No Chain!
- Ground Floor Apartment With Grade II Listed Complex
- Self Contained Access
- Sitting Room & Separate Kitchen
- 15' Main Double Bedroom & Second Single Bedroom
- Communal Gardens With Un-Allocated Off Road Parking
- Ideal First Time Purchase Or Rental Investment
- Popular Residential Building With Strong Sense Of Community

The property is found just outside of the attractive South Norfolk village of Pulham Market which has a hairdressers, convenience store, post office, two public houses, a doctors surgery and primary school.



The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 7 miles to the South and offers a main line railway station

#### SETTING THE SCENE

Hillcrest Court is found just off the the A140. Using the main entrance to the development off road parking can be found (un-allocated) to the front. The entrance to the apartment is found using the main central lobby turning right and heading out to the communal gardens where a pathway takes you to the self contained and private entrance door into the apartment on the ground floor. There is a small area of paving to the front of the door also.

#### THE GRAND TOUR

Entering the apartment via the main entrance door to the front there is a hallway with doors to all further rooms. The first room to the far end of the hallway is the main double bedroom, a spacious bedroom with exposed beams and plenty of space for furnishings. Adjacent, and also off the hallway is the smaller second bedroom currently used as a dining room and the shower room. The shower room benefits from a double shower, w/c and hand wash basin. The next room is the main sitting room, a bright and spacious room with a dual aspect and plenty of room for furnishings. A door from the sitting room leads to the kitchen where you will find wall and base level storage with rolled edge worktops over and space for various white goods.

#### FIND US

Postcode : IP21 4YJ

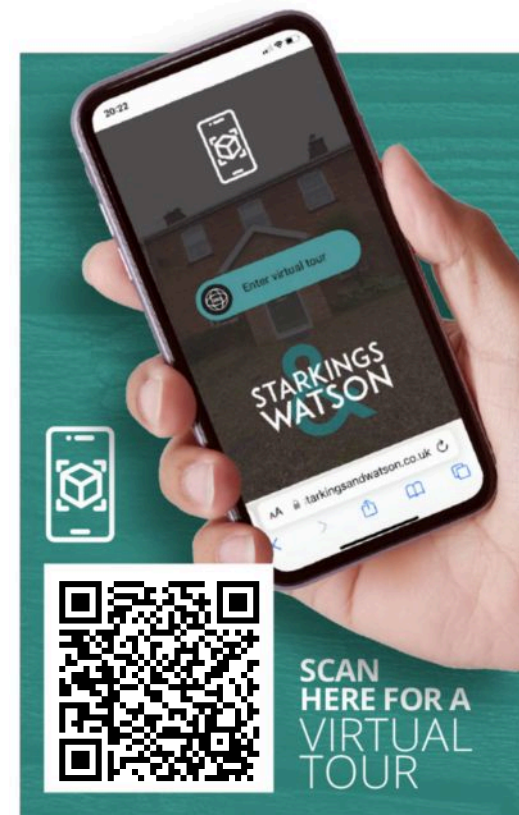
What3Words : ///forgets.assurance.jots

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Being a leasehold property there is both ground rent and service charge payable. The service charge and buildings insurance totalled £2300 last year with a £50 ground rent. The lease originally reverts off 199 year lease with there being approximately 162 years remaining. The building is Grade II Listed.











## THE GREAT OUTDOORS

Externally there are large communal gardens available to all residents surrounded by the open rural countryside. Communal car parks are found to the front and rear of the main building.





**Approximate total area<sup>(1)</sup>**

541 ft<sup>2</sup>

50.2 m<sup>2</sup>

(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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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.