



The Maltings Staithe Road, Bungay - NR35 1EJ



The Maltings Staithe Road

Bungay

NO CHAIN! Welcome to this SPACIOUS AND VERSATILE TWO BEDROOM DUPLEX APARTMENT, offered with NO ONWARD CHAIN and set across an impressive 1100 SQFT (stms) of accommodation. Enjoy the privacy and convenience of your OWN GROUND FLOOR ENTRANCE, leading into a WELCOMING HALLWAY that flows seamlessly into the TWO DOUBLE BEDROOMS, with built in wardrobes to the main bedroom. The ground floor also offers a large main bathroom featuring a bath with shower over, w/c and hand wash basin. The first floor of this duplex provides the MAIN OPEN PLAN RECEPTION SPACE, perfect for relaxing or entertaining (ample room for living and dining areas). This room has a real WOW FACTOR due to the size and light on offer and the open plan nature. The SEPARATE KITCHEN is well-appointed with generous worktop space, ideal for culinary enthusiasts. Also off the main reception there is a useful storage room or possible study. Additional benefits include ALLOCATED PARKING for your convenience as well as wonderful shared communal gardens running down to the river



making this an ideal choice for FIRST TIME BUYERS, professionals, or INVESTORS seeking spacious, low-maintenance living in a sought-after location close to the TOWN CENTRE.

Council Tax band: B

Tenure: Leasehold

- No Chain!
- Self Contained Ground Floor Duplex Apartment
- Spacious Layout Over 1100 SQFT (stms)
- Impressive Main Open Plan Reception Space
- Separate Kitchen
- Two Double Bedrooms & Bathroom
- Allocated Parking Space
- Communal Gardens Backing Onto The River

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



SETTING THE SCENE

From the communal car park which has one allocated parking space, a footpath leads to the front of the building where on the ground floor there is private front door access to the apartment.

THE GRAND TOUR

Entering the apartment using its own private door, there is a useful porch entrance that leads into the spacious hallway with stairs ahead to the first floor and understairs storage also. Off the hallway there are two well proportioned double bedrooms with one benefitting from fitted storage. The bathroom is located to the rear offering a bath with shower over, w/c and hand wash basin. The duplex nature of the apartment means there is very spacious first floor which houses the 31' (stms) open plan reception space. This room is filled with natural light and offers plenty of space for soft furnishings. There is also a useful built in storage cupboard/study area round the corner. The separate kitchen can be found to the rear which offers a range of wall and base level units with plenty of work surface over. There is space for all white goods freestanding.

FIND US

Postcode : NR35 1EJ

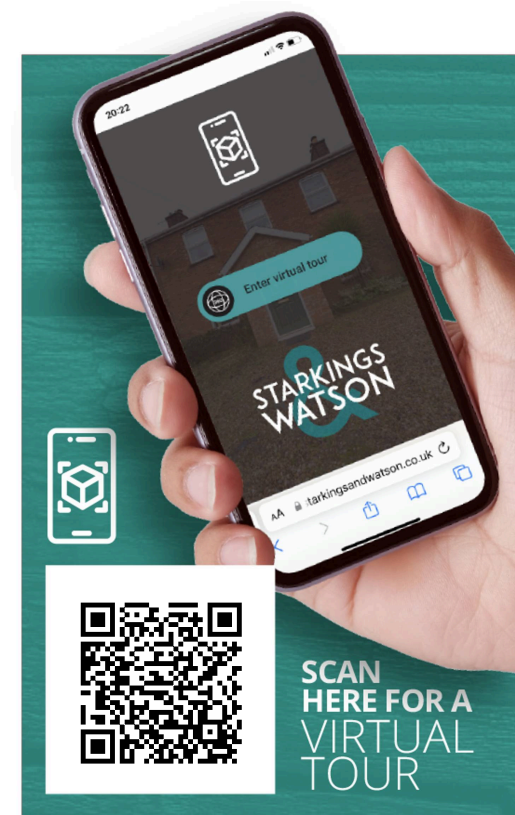
What3Words : ///luxury.wider.offerings

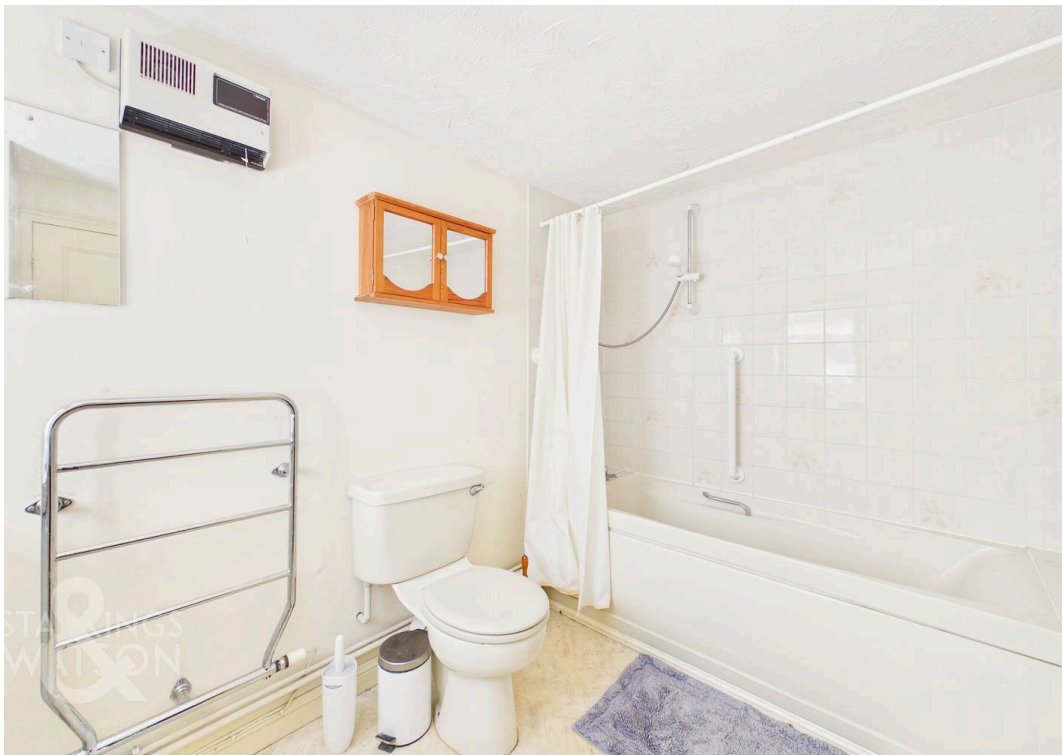
VIRTUAL TOUR

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

AGENTS NOTES

This is a leasehold property with a 999 year lease dating from 1987 on conversion, with approximately 960 years remaining. An annual ground rent and service charge combined is charged in the region of £1600 PA.



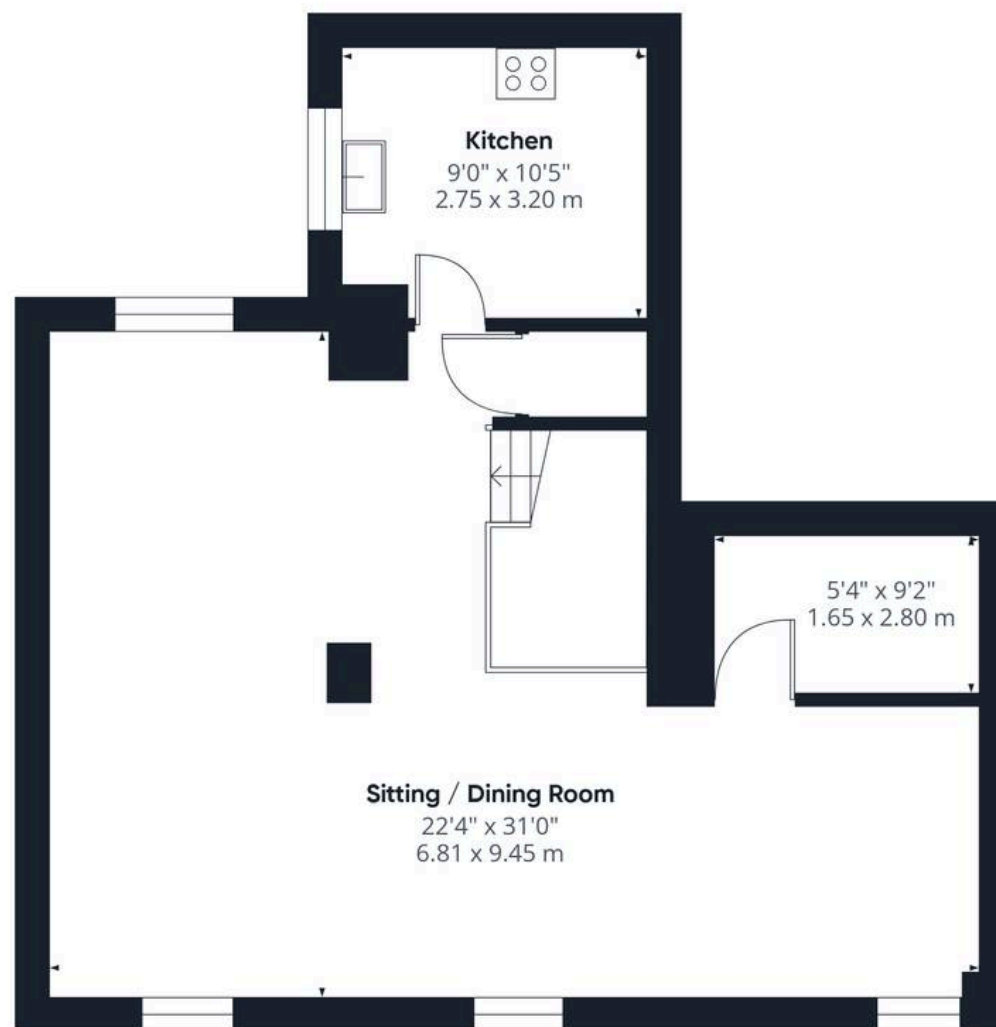
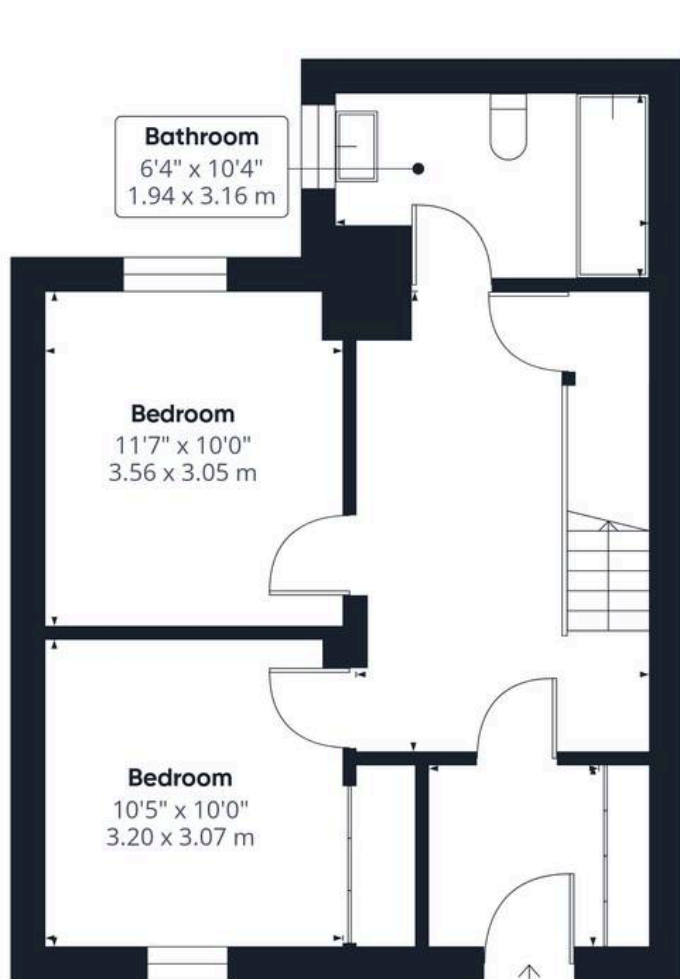




THE GREAT OUTDOORS

Outside the property there are both courtyard style shared gardens as well as the secret lawned garden leading down to the river. To the side there is bin storage, as well as the shared car park providing 1 allocated parking space alongside visitor parking also.





Approximate total area⁽¹⁾

1143 ft²
106 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.