



Waveney Court Stuston Road, Diss - IP22 4EW



## Waveney Court Stuston Road

Diss

Guide Price £90,000-£100,000. This FIRST FLOOR apartment is set within the Waveney Court development built in the 1990's and occupies a PLEASANT POSITION on the EDGE of the MARKET TOWN of Diss within close proximity of the golf course. The apartment itself is currently rented and could be sold with a tenant in situ or as an ideal FIRST TIME PURCHASE. Internally you will find a private hallway off the communal hallway with a DOUBLE BEDROOM, SITTING ROOM and SEPARATE KITCHEN as well as family bathroom. The property has pleasant views over the GOLD COURSE and is heated via electric panel/storage heaters. You will find one ALLOCATED PARKING SPACE to the front as well within the communal parking area.



Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- First Floor Apartment
- Edge Of Town Location
- Views Of The Golf Course
- Sitting Room
- Separate Kitchen
- Double Bedroom
- Allocated Parking Space
- Ideal First Time Buy OR Buy To Let

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 building is set well back from Stuston Road and is approached via a hardstanding communal parking area with the property benefitting from one allocated off-road parking space. Externally there is also a bin storage area and clothes hanging space.

## THE GRAND TOUR

Entering via the main communal entrance to the ground floor you will find stairs to the first floor landing with a private door to the flat itself. The main door leads into the hallway with access to all other rooms. To the left of the hallway is the double bedroom with velux windows to the rear and space for large wardrobes. The bathroom is adjacent with a bath and shower head over, w/c and hand wash basin. The main sitting room features a large window with views across the golf course beyond and space for soft furnishings as well as access to the kitchen beyond. The kitchen offers a fitted airing cupboard as well as storage units and space for oven, washing machine and fridge. The property is heated via electric panel / storage heaters.

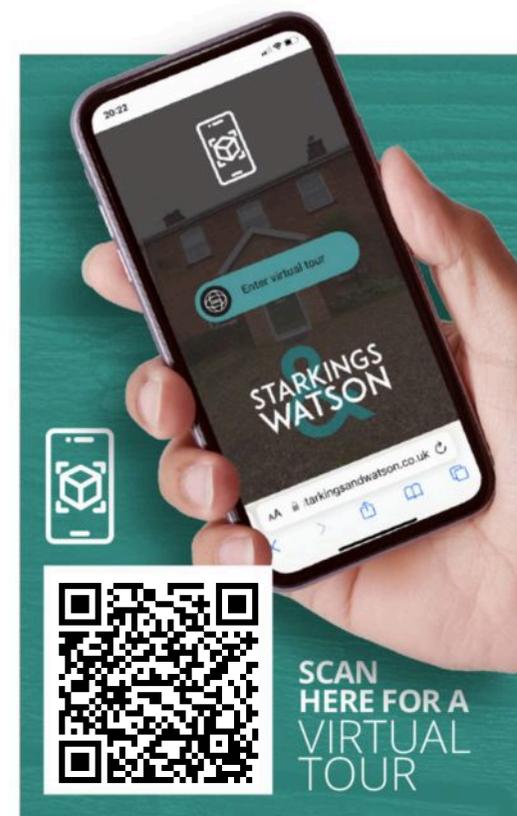
## FIND US

Postcode : IP22 4EW

What3Words : ///sidelined.candle.required

## AGENTS NOTE

We are advised of the following details with regards to the lease and the management of the building; All 8 owners own an 8th share of the freehold of the building (share of freehold) and the subsequent management company Waveney Court Management - Extending the lease is therefore a collective agreement between all owners to set up the new lease and extend to 999 years. The current lease is in the 67 years remaining with service charge and ground rent in the region of £60pcm.





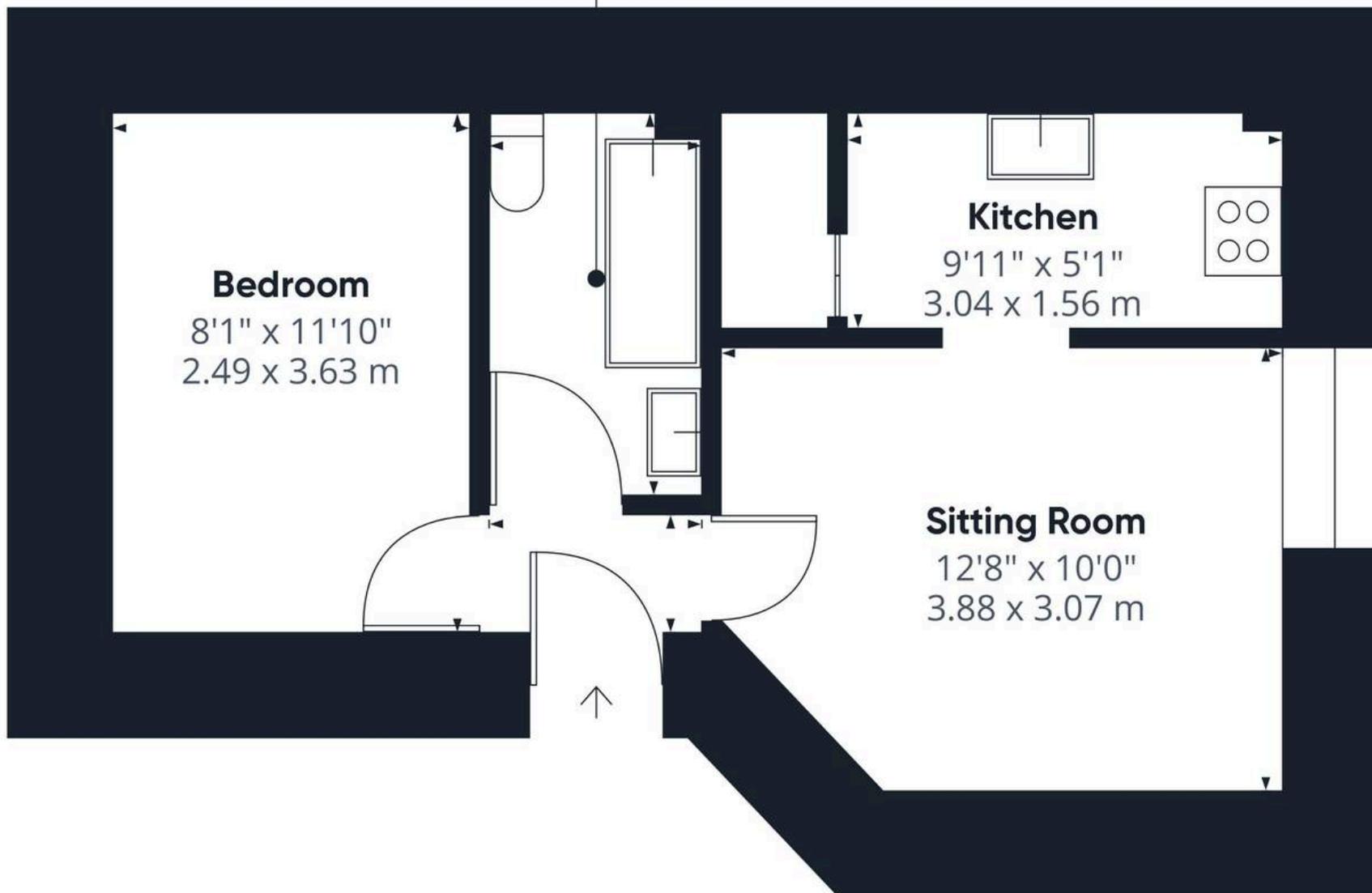


## THE GREAT OUTDOORS

The building is set well back from Stuston Road and is approached via a hardstanding communal parking area with the property benefitting from one allocated off-road parking space. Externally there is also a bin storage area and clothes hanging space.



**Bathroom**  
4'9" x 8'9"  
1.45 x 2.69 m



**Bedroom**  
8'1" x 11'10"  
2.49 x 3.63 m

**Kitchen**  
9'11" x 5'1"  
3.04 x 1.56 m

**Sitting Room**  
12'8" x 10'0"  
3.88 x 3.07 m

**Approximate total area<sup>(1)</sup>**  
348.78 ft<sup>2</sup>  
32.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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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.