



**Church Street, Diss, IP22 4DR**  
**Guide Price £125,000**



This first floor apartment boasts an excellent central location in the town centre. It offers a delightful position within a charming courtyard-like setting and is presented in an excellent decorative condition having been redecorated throughout. Being sold with no onward chain.

# Church Street, Diss

## Key Features

- Over 55's development
- On-site manager
- Immaculately presented/redecorated throughout
- Off-road parking
- Central position within town centre
- Communal gardens
- Council Tax Band A
- Leasehold
- Energy Efficiency Rating C.

Located on Church Street, this property is part of a small executive development consisting of 27 similar properties in a peaceful courtyard setting. The development is meticulously maintained and has a warm and inviting atmosphere. Notable features include an onsite residential manager and alarm pulls in every property. In case of emergencies when the manager is off duty, there is a 24-hour emergency care line response system. The development also boasts communal gardens, well-stocked and with off-road parking and visitor bays.

The charming market town of Diss offers a wide range of amenities and facilities. It is conveniently served by a mainline railway station with regular services to London, Liverpool Street, and Norwich City. Diss is nestled in the scenic Waveney Valley countryside, on the borders of south Norfolk. For those traveling by car, Norwich is about 25 miles to the north, and Ipswich is about 26 miles to the south.

Residents of this development must be over the age of 55, or in the case of couples, one spouse must be over the age of 55. As a leasehold property, there are obligations such as ground rent and a service charge. The ground rent is approximately £50.00 every six months, and the service charge is around £1356 again every six months. The lease reverts off a 99 year lease from 1986's with their being approximately 60 years remaining.

This property is a first floor one-bedroom flat in a building made of traditional brick and block cavity wall construction. The roof is pitched and covered with interlocking tiles. Heating is provided by a gas-fired combination boiler via radiators (only installed some 12 or so months ago). Inside, the rooms are well-proportioned and filled with plenty of natural light.



## Church Street, Diss

The rooms are as follows:

**ENTRANCE HALL:** Access from first floor level, private access to three other properties within the building, stairlift rising from ground floor level. Access to the bedroom, bathroom and kitchen. Built-in airing cupboard to side with gas fired combination boiler. Access to loft space above.

**RECEPTION ROOM:** 15' 4" x 9' 5" (4.67m x 2.87m)

Found to the front of the property being flooded by plenty of natural light due to a southerly aspect.

**BEDROOM:** 14' 3" x 9' 6" (4.34m x 2.91m)

A generous double bedroom enjoying a southerly aspect.

**BATHROOM:** 5' 6" x 7' 2" (1.68m x 2.18m)

A replaced three piece suite with tiled shower cubicle with electric shower, low level wc and hand wash basin. Heated towel rail.

**KITCHEN:** 9' 5" x 9' 6" (2.87m x 2.9m)

With window to the rear aspect, this modern kitchen offers an extensive range of wall and floor units, marble effect roll top work surfaces, porcelain one and a half bowl sink with drainer and mixer tap, four ring electric hob with extractor above, fitted oven to side and fitted fridge/freezer. Pantry cupboard to side.

### SERVICES:

Drainage - mains

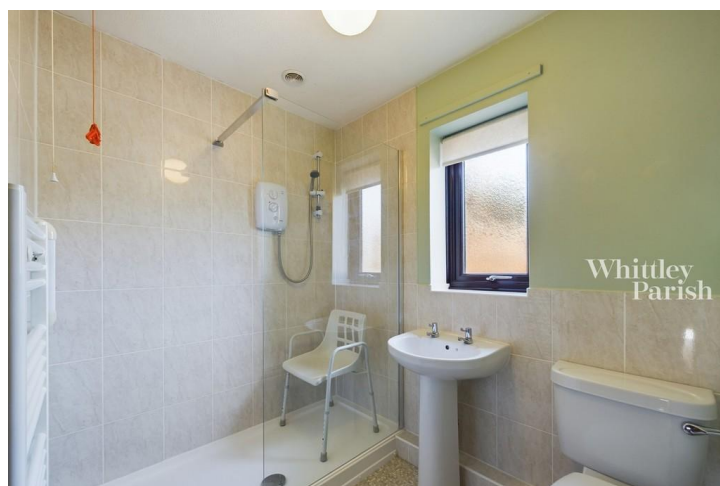
Heating - gas

EPC Rating - C

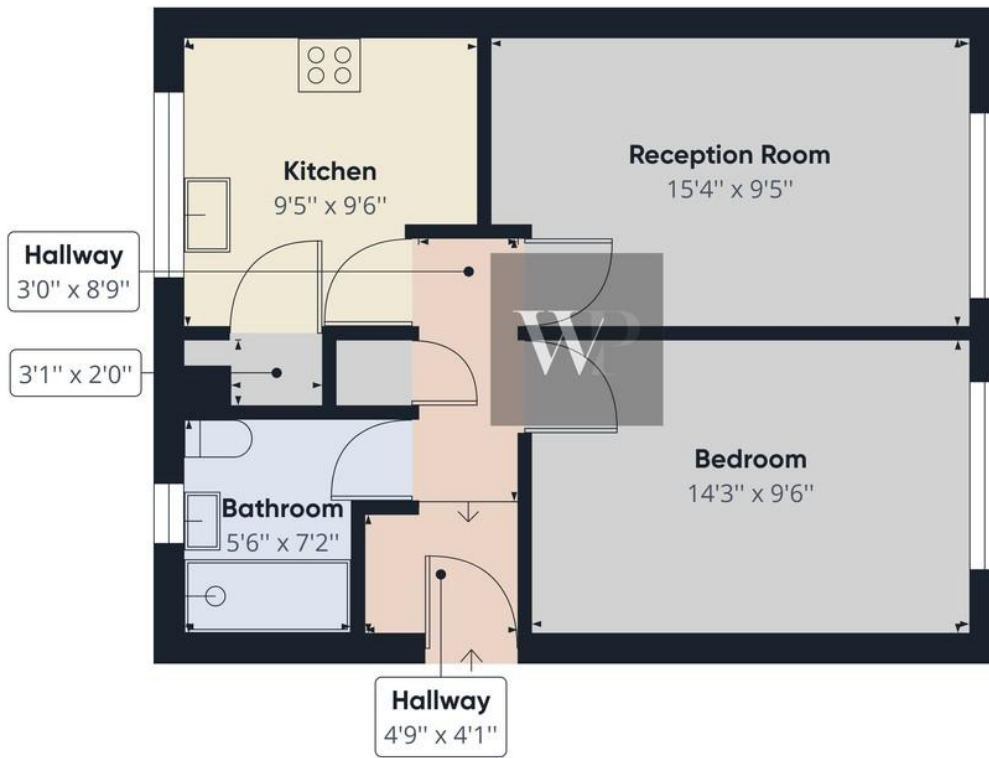
Council Tax Band - A

Tenure - Leasehold - 99 year lease reverting from 1986

**OUR REF:** 8388



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Approximate total area<sup>(1)</sup>  
474.46 ft<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.

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