



**Factory Lane, Diss, IP22 4EF**  
**Guide Price £120,000 - £130,000**



This first floor apartment is both spacious and conveniently located, just a short walk from the town centre. It offers allocated off-road parking, communal gardens and is being sold with no onward chain.

# Factory Lane, Diss

## Key Features

- No onward chain
- Walking distance to town centre
- Allocated off-road parking
- 999 year lease
- Low service charges
- Leasehold
- Council Tax Band A
- Energy Efficiency Rating D.

## Situation

The property is situated in a desirable location, set back from the road and to the west of the town centre. It is conveniently within a short walking distance from all the amenities that Diss has to offer. Over the years, this residential area has been highly sought-after, with attractive houses built on spacious plots. Diss is an historic market town located in the picturesque countryside along the Waveney Valley on the South Norfolk borders and provides a wide range of day-to-day amenities and facilities, also benefitting from a mainline railway station with regular and direct services to London Liverpool Street and Norwich.

## Description

This first floor apartment is part of a small development of sixteen similar properties built in the 1990s by a reputable local builder Derek Ingram, being of traditional brick and block cavity wall under a pitched interlocking tiled roof, having just benefitted from replacement upvc double glazed windows and doors. The interior is well-maintained and presented.

In 2023 the residents collectively purchased the freehold whereby each property now owns a share of the freehold reverting off a 999 year lease, as such there are obligations towards service charges, being £40.00 per month which includes street lighting, maintenance of the communal areas and gardens, buildings insurance and public liability insurance.

## Externally

The property has the benefit of allocated off-road parking (there is also a good provision of visitor bays). Further use of the communal gardens within the development.





## Factory Lane, Diss

The rooms are as follows:

### **ENTRANCE HALL:**

Access via a communal hall serving just three other properties and with the property in question being accessed from first floor level, leading through to the entrance hall being a pleasing and spacious first impression. Internal doors leading through to the bedroom, reception room and bathroom. Built-in airing cupboard to side with replaced hot water cylinder.

### **RECEPTION ROOM:** 16' 10" x 10' 4" (5.13m x 3.15m)

With two windows to a southerly aspect and flooded by plenty of natural light.

### **KITCHEN:** 9' 3" x 8' 2" (2.82m x 2.49m)

Found to the front of the building, the kitchen offers a good range of floor units, roll top work surfaces, stainless steel sink with drainer, space for white goods, freestanding cooker and washing machine.

### **BEDROOM:** 13' 1" x 8' 9" (3.99m x 2.67m)

With window to the rear aspect, being a double bedroom.

### **BATHROOM:** 6' 0" x 6' 11" (1.83m x 2.11m)

With frosted window to front comprising a three piece suite with panelled bath, wc and hand wash basin. Electric fan heater.

### **SERVICES:**

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - A

Tenure - Leasehold, reverting off a 999 year lease from 2023

### **OUR REF:** 8411



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