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*Malthouse Court,*  
Harleston, Norfolk

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Tucked away in the corner of this popular retirement development for the over 55 age group is this spacious and well maintained two bedroom ground floor apartment. The property has been updated in recent years to include a new kitchen and replacement Upvc windows throughout and is offered to the market with no onward chain.

#### Accommodation comprises briefly:

- Entrance Hall
- Sitting Room/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Attractive and Well Maintained Communal Gardens
- 24 hour Emergency Care line
- No Onward Chain
- Parking Area (not allocated)
- Replacement Upvc Windows Throughout

#### The Property

Access to the property is through the communal hall with an entrance door opening into the hallway with airing cupboard housing the hot water tank and a further storage cupboard. A glazed door leads into the sitting room which is a wonderfully bright room, double aspect with a feature fireplace housing an electric fire. The kitchen leads through from the sitting room and is well fitted with a range of matching wall, base and drawer units, built-in oven and hob with extractor over, integrated fridge/freezer and plumbing for a washing machine. Back into the hallway there are two double bedrooms, both with fitted wardrobes and a shower room comprising a corner shower cubicle, pedestal wash basin, WC and heated towel rail.

#### Outside

Malthouse Court has attractive and well maintained communal gardens which surround the development. There is a parking area for residents and visitors (not allocated).

## *Malthouse Court, Harleston*





## Location

The property is conveniently situated for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Economy 7 electric heating and immersion heater for the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: TBC

### Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9BU

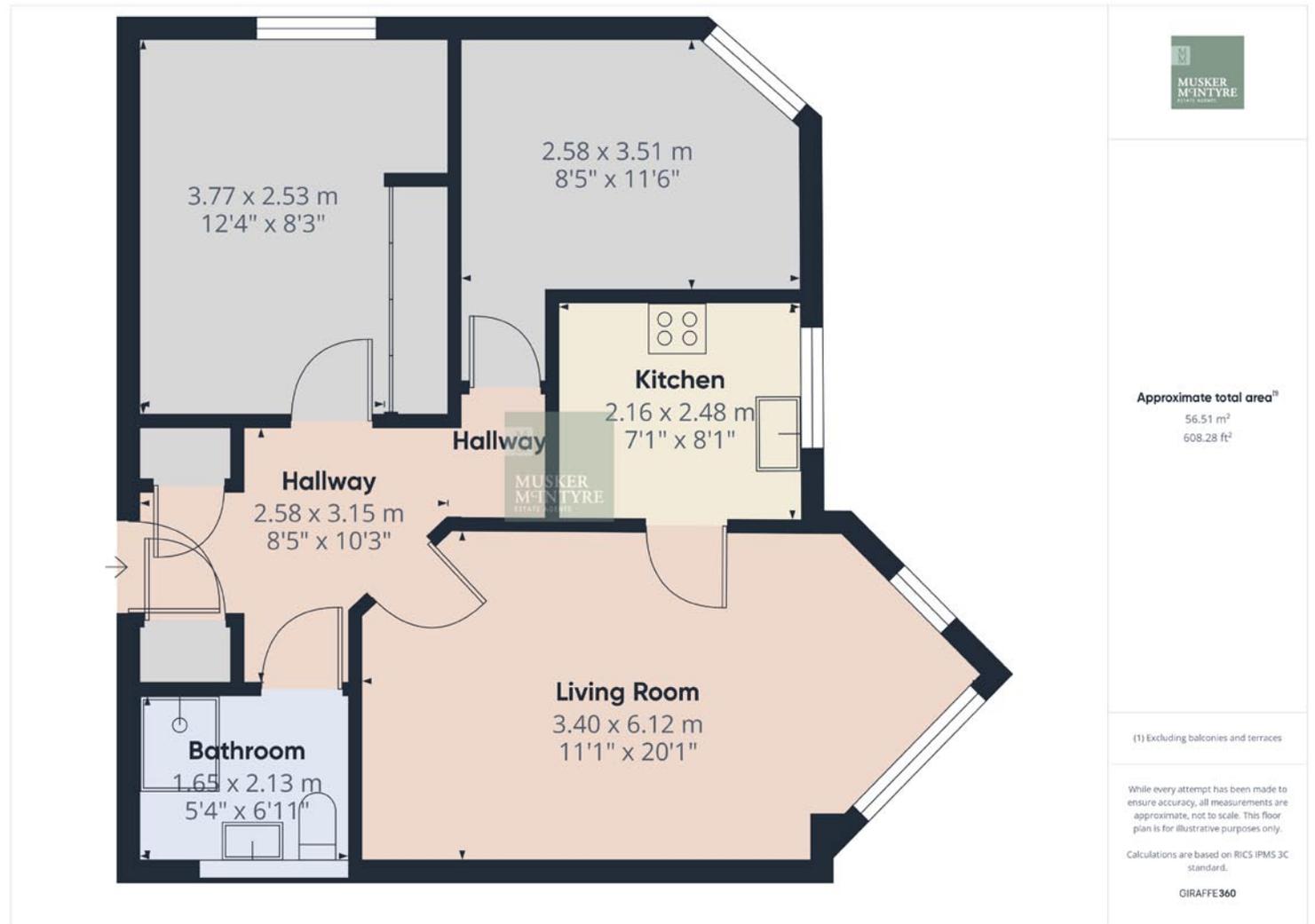
### Tenure

Leasehold with approximately 62 years remaining on a 99 year lease which commenced in 1988.

Service charge - currently £278.70 per month which includes external maintenance, ground rent, buildings insurance, estate manager and 24 hour emergency care line.

### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



**Guide Price: £140,000**

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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