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*Malthouse Court,*  
Harleston, Norfolk

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS

This well presented ground floor apartment is situated on this popular development for the over 55's with views over the bowling green and recreation ground. The property has two bedrooms, spacious sitting/dining room and is offered to the market with no onward chain complications.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/dining room
- Kitchen
- Two Bedrooms
- Kitchen
- Off-road parking (not allocated)
- Communal gardens
- 24 hour care line



### The Property

The front door leads into the entrance hall with window to the rear aspect and door into the spacious triple aspect sitting/dining with wall mounted electric flame effect fire and lovely views over the bowling green and recreation ground. There is ample space for a table and chairs. The kitchen leads off from the sitting room and is well fitted with a range of matching wall, base and drawer units, work tops with inset stainless steel sink, Neff induction hob and eye level oven, integral dishwasher and fridge/freezer and washing machine/dryer. The inner hallway which again leads off the sitting room with airing cupboard housing the hot water tank. There are two bedrooms both with a range of fitted wardrobes and a fully tiled shower room comprising glazed walk-in shower and wash basin and WC set in a storage unit.





### Outside

Malthouse Court has attractive well maintained communal gardens which surround the development and there is ample parking (not allocated). Although apartment is on the ground floor there are steps which lead up to the property itself.

### Location

The property is located close to 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 in 100 minutes.

## Fixtures & Fittings

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

## Services

Electric heating and hot water.  
Mains drainage, electricity and water are connected.  
Energy Rating: D

Service charge - approximately £200 per month which includes maintenance, ground rent, buildings insurance, estate manager and 24 hour emergency careline.

## Local Authority:

South Norfolk Council  
Tax Band: B  
Postcode: IP20 9BU

## Tenure

Leasehold with approx. 64 years remaining on a 99 year lease which commenced in 1987.

## 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: £130,000**

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01379 882535

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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.