

SWAN LANE

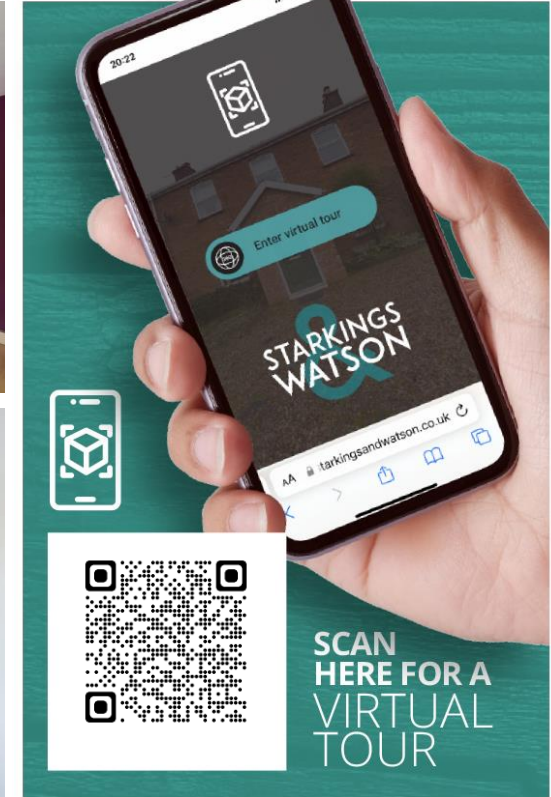
Harleston IP20 9AN

Leasehold | Energy Efficiency Rating : C

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- No Chain!
- Ground Floor Two Bedroom Apartment
- Town Centre Location
- Open Plan Reception & Kitchen
- Two Ample Bedrooms With Storage
- Family Bathroom
- Allocated Parking Space
- Ideal First Time Buy Or Investment

IN SUMMARY

NO CHAIN. Located right in the HEART OF HARLESTON with all the LOCAL TOWN AMENITIES right on your doorstep is this GROUND FLOOR SELF CONTAINED APARTMENT with no onward chain. The property would be absolutely ideal for a FIRST TIME BUYER or BUY TO LET investor. The ground floor accommodation comprises; open plan MAIN RECEPTION with kitchen, inner hallway, family bathroom and TWO AMPLE BEDROOMS. Externally you will find an ALLOCATED PARKING SPACE to the front. The property benefits from uPVC DOUBLE GLAZING and recently renewed ELECTRIC storage heating. The apartment can be found within a small converted building comprising of just FIVE APARTMENTS all with their separate access.

SETTING THE SCENE

Approached via Swan Lane in the heart of Harleston, to the front there is an allocated parking space in front of the apartment. The flat has its own entrance / front door to the front under the shared archway leading straight into the main reception room.

THE GRAND TOUR

Entering via the self contained main entrance door to the front/side you enter the main reception space with dual aspect and a number of windows meaning the flat allows plenty of light. There is wood effect flooring throughout the flat and the reception is open plan to the kitchen. The kitchen offers cupboard storage with rolled edge worktops over with integrated electric oven and hob as well as integrated washing machine. There is then space for fridge and freezer. Heading from the reception into the inner hallway you will find an airing cupboard as well as access to the bedrooms and bathroom. The bathroom offers a bath with shower over and w/c and hand wash basin. There are then two ample bedrooms to the side both of which have built in wardrobes freeing up space in the rest of the room. The property benefits from electric storage heating with two of the heaters having been replaced and upgraded recently to modern efficient versions.

THE GREAT OUTDOORS

There is no garden space available however there an allocated parking space to the front of the building.

OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to



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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The lease has 106 years remaining from a 125 year lease from the original conversion. The ground rent is approx. £10 PA, a nominal fee. The service charge is approximately £109 per quarter or £436 PA.

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.

Price:



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

(1) Excluding balconies and terraces

Approximate total area (1)
492.08 ft²
45.72 m²

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