

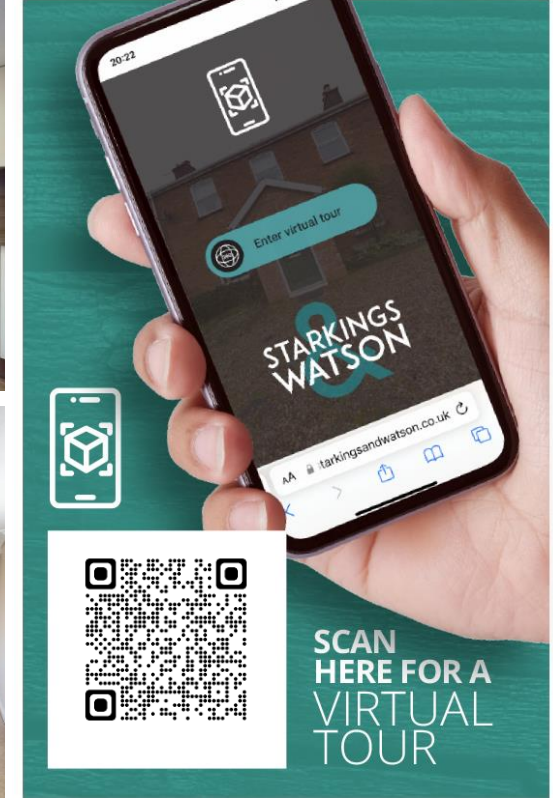
# THE MALTINGS

## Staithe Road, Bungay NR35 1EJ

Leasehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- No Chain!
- Top Floor Maisonette Apartment
- Over 1000 Sq. Ft (stms) Of Accommodation
- Impressive Sitting Room
- Newly Fitted Kitchen/Dining Room
- Two Ample Double Bedrooms
- Allocated Parking Space
- Easy Access for Town Centre

#### IN SUMMARY

NO CHAIN! Situated in the SOUGHT AFTER OLD MALTINGS in the HEART of BUNGAY you will find this TOP FLOOR MAISONETTE apartment presented in EXCELLENT ORDER. The apartment set over TWO FLOORS offers VERY GENEROUS ACCOMMODATION in excess of 1000 SQFT (stms) with surprising amount of space and light. Internally you will find a large and spacious hallway with storage and NEWLY FITTED KITCHEN/DINING ROOM. There is a generous bright and airy sitting room and bedroom all on the first floor. On the upper floor you will find an extremely generous main bedroom with fitted wardrobes and a large family bathroom. The apartment is fitted with recently installed electric programmable radiators for efficiency and externally you will find ONE ALLOCATED PARKING SPACE as well as communal gardens.

#### SETTING THE SCENE

The property can be found with shared access to the side of the building next to the car park with stairs leading up to the first floor landing. The flat then has

its own entrance door from the landing.

#### THE GRAND TOUR

Entering via the main entrance door to the apartment you will find a central hallway with stairs to the first floor landing and plenty of built in storage cupboards. The first room is the sitting room to the left of the hallway facing the side of the building allowing plenty of light with a dual aspect. Adjacent you will find the second bedroom which offers plenty of space for a double bed. The impressive and newly fitted kitchen/dining room can be found at the end of the hallway. The kitchen has been well designed and offers plenty of cupboard storage with wood effect worktops over. There are integrated appliances to include an electric oven and hob with extractor fan over as well as dishwasher and space for washing machine and fridge/freezer. The room offers a dual aspect and plenty of space for table and chairs. Heading up to the first floor landing you will find the main bedroom and bathroom. The bathroom is fully tiled with bath and shower over as well as lots of built in storage. Adjacent is the main bedroom which is very generous in size and offers fitted wardrobes and additional bedroom furniture.

#### THE GREAT OUTDOORS

There are now private gardens however you will find communal lawned gardens to side with bin storage as well as communal courtyard gardens and the allocated parking space.



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



## OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

## FIND US

Postcode : NR35 1EJ

What3Words : ///congas.solder.buckling

## VIRTUAL TOUR

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

## AGENTS NOTE

This is a leasehold property with a 999 year lease dating from 1987 on conversion meaning there is approximately 963 years remaining with an annual ground rent and service charge combined of approximately £1000 PA.

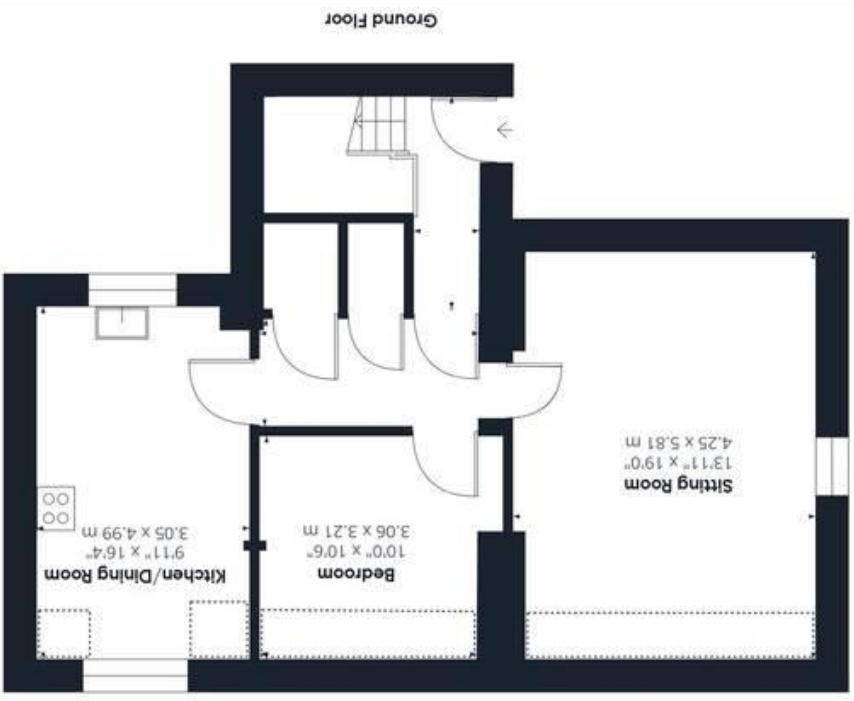
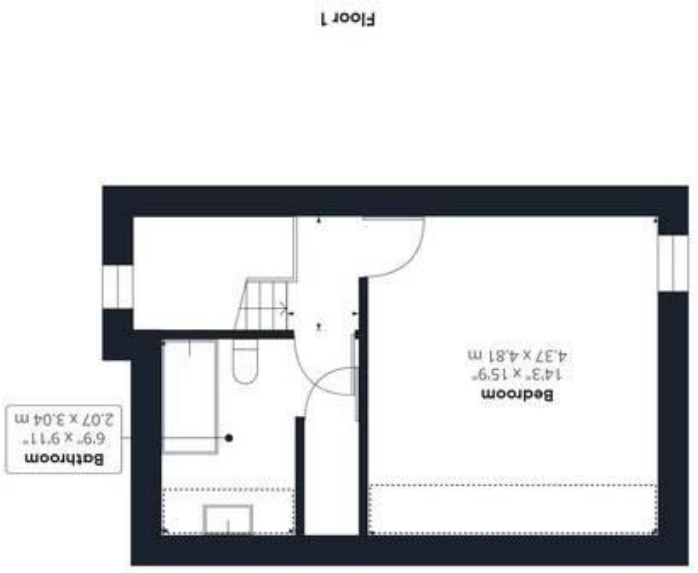
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

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

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>™</sup>**  
1032.2 ft<sup>2</sup>  
95.89 m<sup>2</sup>

**Reduced headroom**  
110.45 ft<sup>2</sup>  
10.26 m<sup>2</sup>

