



Waterside Drive, Ditchingham - NR35 2SH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Waterside Drive

Ditchingham, Bungay

Great Investment Opportunity- NO CHAIN! Located within the SOUGHT AFTER development of the Maltings in Ditchingham you will find this TOP FLOOR APARTMENT presented in an empty state ready to be occupied! The apartment offers ALLOCATED PARKING to the side of the building for two vehicles and an elevated aspect with far reaching views. Offered with the remainder of a 999 year lease which commenced in 2013, the property is offered with a NEUTRAL DECOR and a LIFT meaning it is accessible for all. The apartment has a central hallway with LARGE WALK-IN STORAGE CUPBOARD, two double bedrooms including one with an EN SUITE SHOWER ROOM, family bathroom, and the OPEN PLAN sitting/dining room with BI-FOLDING DOORS to the BALCONY. The KITCHEN is also open plan and offers INTEGRATED APPLIANCES with the apartment being finished with double glazing and gas fired central heating.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- No Chain!
- Top Floor Apartment
- Open Plan Reception Space
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Balcony With Bi-Folding Doors
- Two Allocated Parking Spaces

This is an incredibly sympathetic Heritage site which was built by P J Livesey in 2014 to match the style of the former silk mill which stood on this site since c1832. Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op Supermarket, two Newsagents, Fishmongers, Post Office, Hardware Store, Cafe by the river and a choice of fast-food outlets. In addition, there is a Doctors' Surgery, Dentist, Library, Optician and Bank, together with a good bus service to Norwich and beyond.

SETTING THE SCENE

The property is found to the back of the development with communal parking to the side of the building with two allocated spaces for the apartment. There is access to the building via the communal entrance with a secure entry telecom system. There are stairs and a lift up to the top floor where the apartment can be found.

THE GRAND TOUR

Entering via the main entrance door to the apartment from the top floor landing you will find a central hallway leading to all rooms. There is a large cupboard with the hot water tank and shelving off the hallway. The first room is the main double bedroom with built in wardrobes and an en-suite shower room.





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The shower room is fully tiled with a shower, w/c and hand wash basin. Adjacent is the second bedroom which is also a double with built in wardrobes. On the other side of the hallway is the family bathroom which is again tiled with a bath and shower over. The final part of the accommodation is the very impressive open plan reception space and kitchen. The reception is bright and light with bi-folding doors onto the balcony. The balcony offers a lovely space for a table and chairs with elevated far reaching views beyond. The reception offers plenty of space for soft furnishings and table and chairs. The kitchen which is open plan to the reception offers fitted storage with worktops over as well as integrated dishwasher, washing machine, electric oven and hob and fridge/freezer.

FIND US

Postcode : NR35 2SH

What3Words : ///lion.redeeming.swaps

VIRTUAL TOUR

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

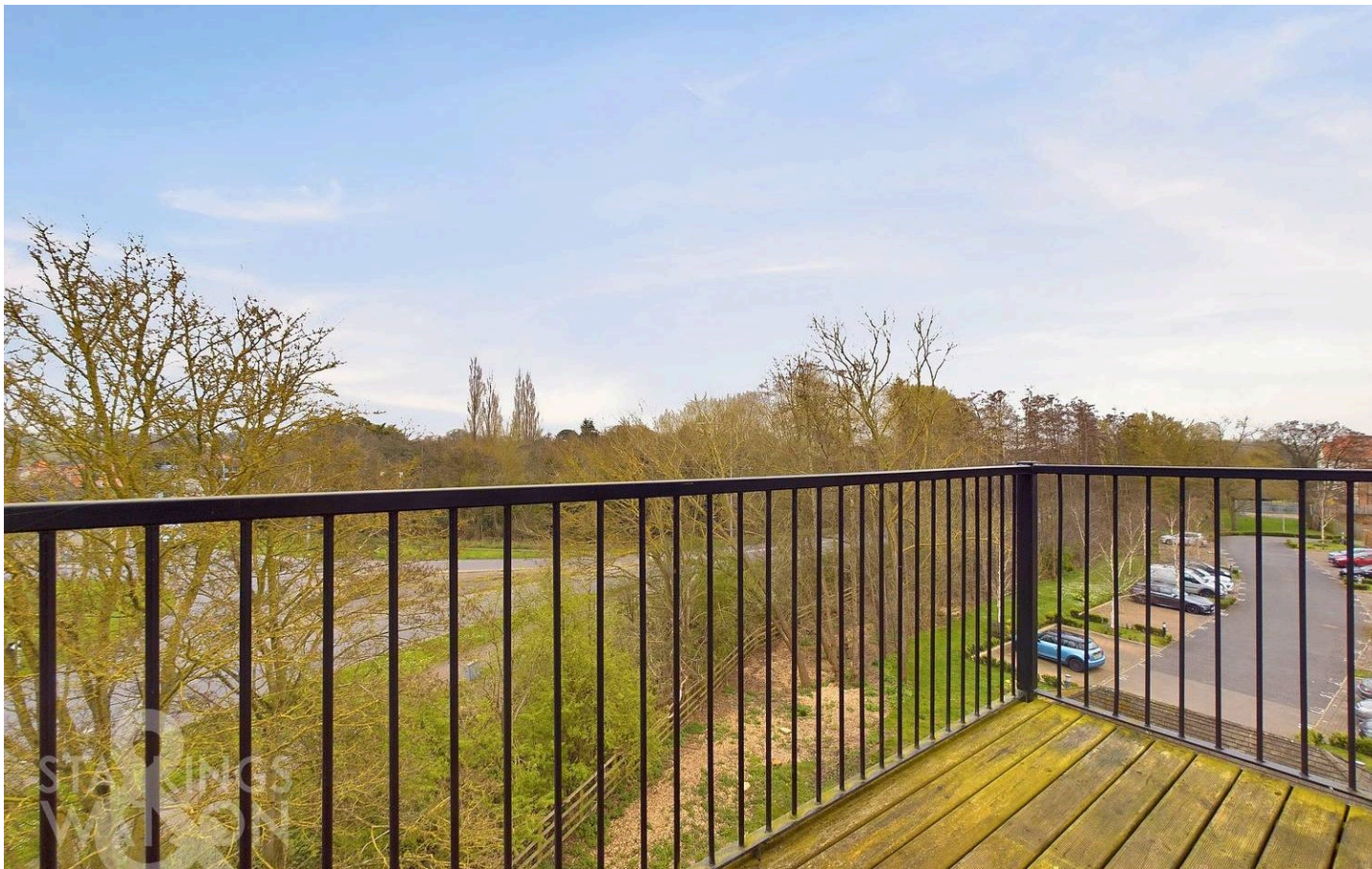
AGENTS NOTES

Buyers are advised the apartment is leasehold with the following details; The lease was 999 years from 2013, with 978 years left. The ground rent is £360 per year. The service charge is approximately £150 per calendar month, and the management company is Trinity Estates.

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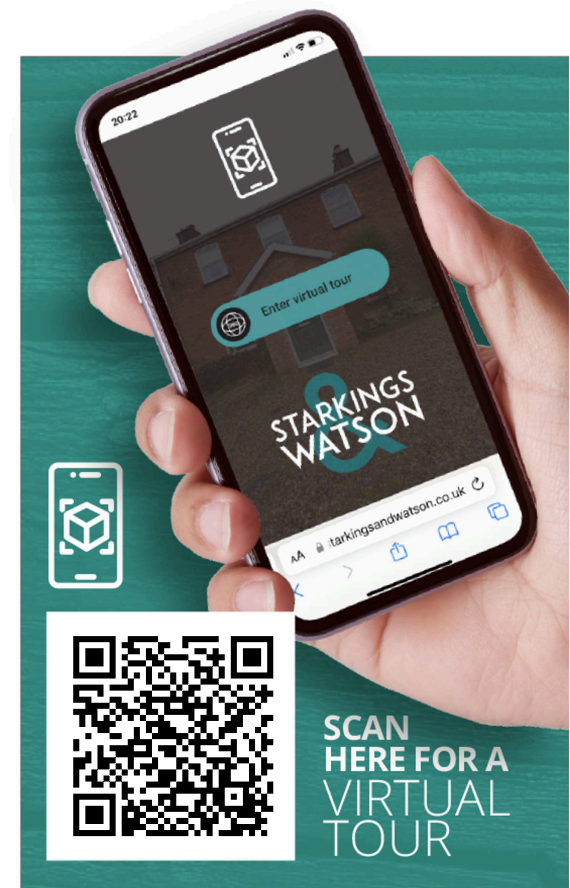
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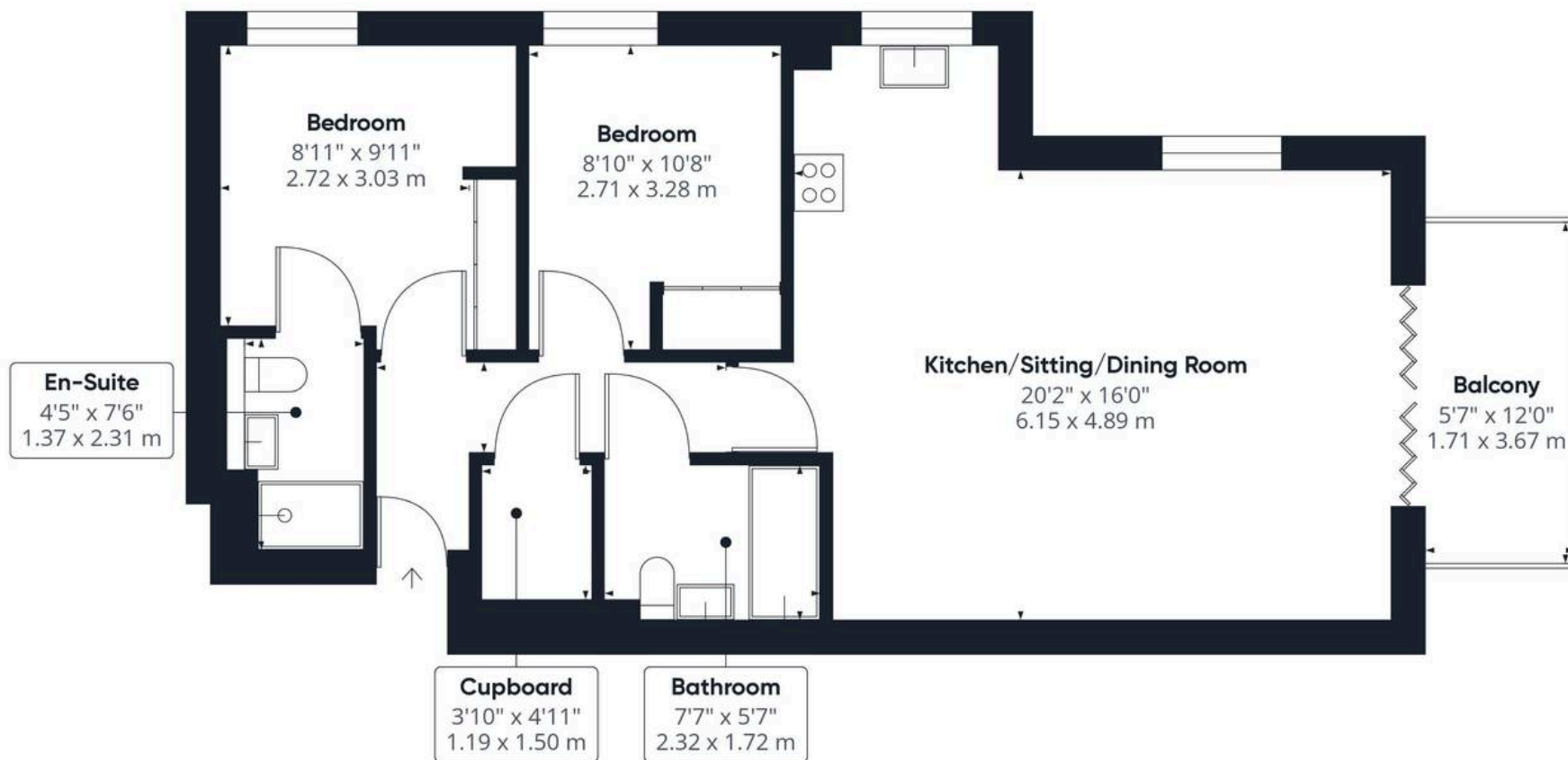




THE GREAT OUTDOORS

The property offers a balcony off the main reception space which is perfect for a table and chairs and a few plant pots. From the balcony there are elevated front facing views. You will also find communal gardens as well as two allocated parking spaces within the communal parking area.





Approximate total area⁽¹⁾

732.34 ft²

68.04 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.