



Ensign Way, Diss - IP22 4GP

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HYBRID ESTATE AGENTS



Ensign Way

Diss

Located within a SHORT WALK of the TRAIN STATION providing EXCELLENT access to LONDON, NORWICH and beyond is this GROUND FLOOR APARTMENT presented in good order complete with one ALLOCATED PARKING SPACE. The apartment offers over 600 SQFT (stms) with a central hallway, family bathroom, TWO AMPLE BEDROOMS with the master benefiting from an EN-SUITE shower room. The reception space is OPEN PLAN with a small degree of separation via a set of double doors. The sitting area offers DOUBLE DOORS out onto the JULIETTE BALCONY whilst the kitchen offers a range of storage with space for white goods. Externally there is a shared communal parking area to the rear with parking space and further visitor parking if required. The property would make an ideal buy to let or first time purchase.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Apartment
- Open Plan Reception / Kitchen Space
- Two Ample Bedrooms
- Two Bathrooms
- Allocated Parking Space with Visitor Bays
- Ideal Buy To Let or First Time Purchase
- Well Located for Train Station
- Popular South Norfolk Market Town Location

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

SETTING THE SCENE

Approached via the shared parking area to the rear of the building you will find an allocated parking space as well as further visitor parking. The communal door can be found straight ahead with the main entrance door to the apartment found off the corridor.

THE GRAND TOUR

Entering via the main entrance door to the front the entrance hallway provides built in storage as well as access to all main rooms. The first room to the right is the family bathroom with w/c, hand wash basin and bath. Next you will find the second bedroom which is a comfortable room with built in wardrobes. The main bedroom can be found straight ahead with a dual aspect and double built in wardrobes, whilst also offering a pleasant en-suite shower room with w/c, hand wash basin and separate shower. The main reception space is all open plan with a sitting/dining room with double doors onto a Juliette style balcony as well as internal double doors leading to the kitchen area. The kitchen comprises of a range of wall and base level units with rolled edge worktops over, space for various white goods as well as an integrated electric hob and oven.





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Diss

FIND US

Postcode : IP22 4GP

What3Words : [///august.evoked.jeeb](https://www.what3words.com/#!/en/8242-8242-8242)

VIRTUAL TOUR

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

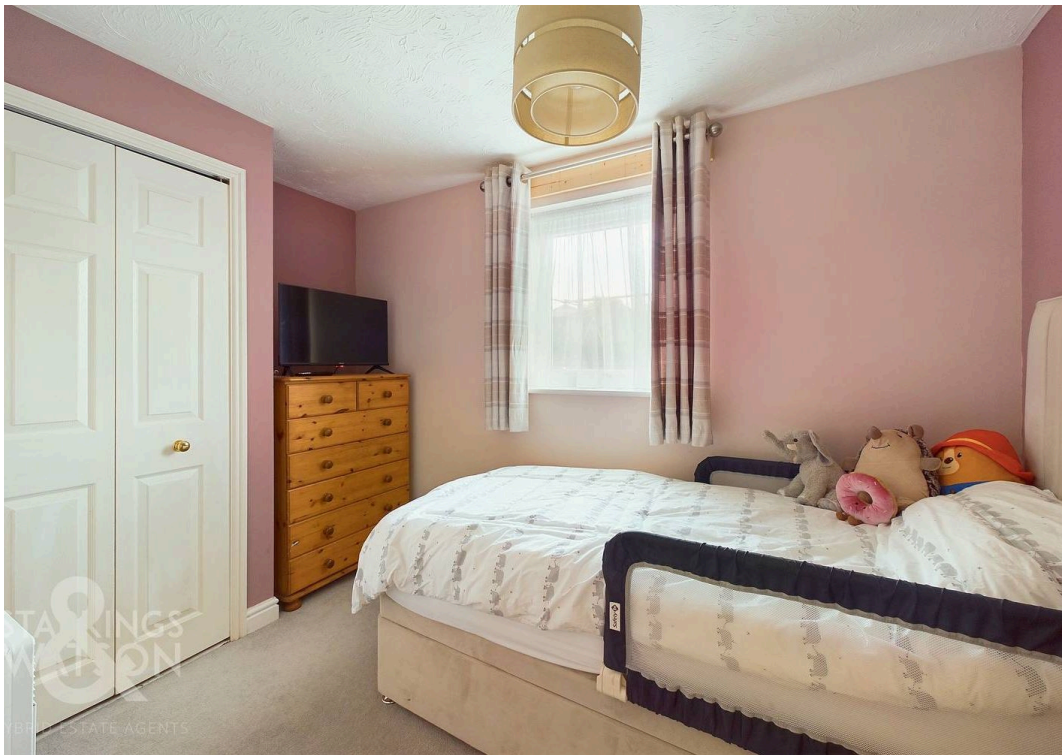
AGENTS NOTE

Buyers are advised of the following leasehold details;

Approximate charges - Ground rent £230 per annum, Service Charge for 2025 - £1,437.14 with the managing agent for the development being Norwich Residential Management Ltd. Length of the lease is 125 years from 2006 meaning there are 107 years remaining.

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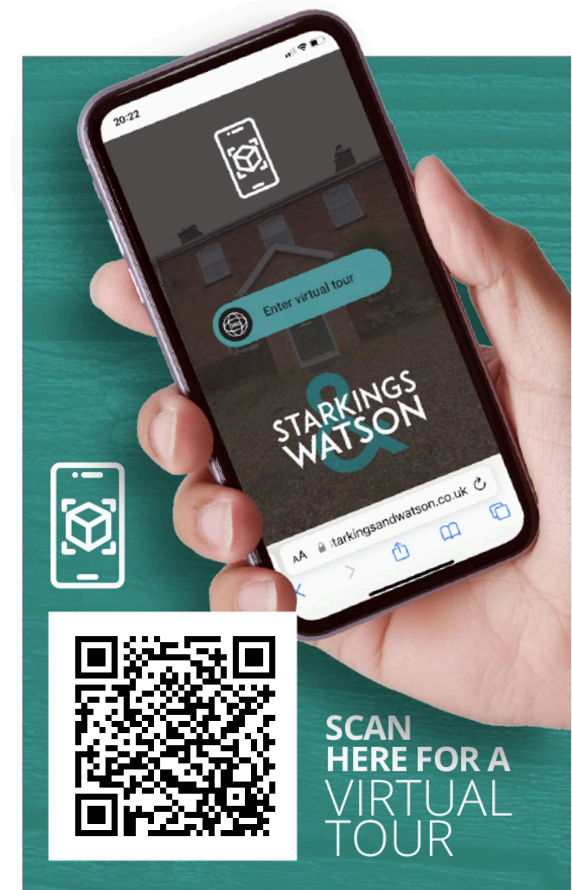


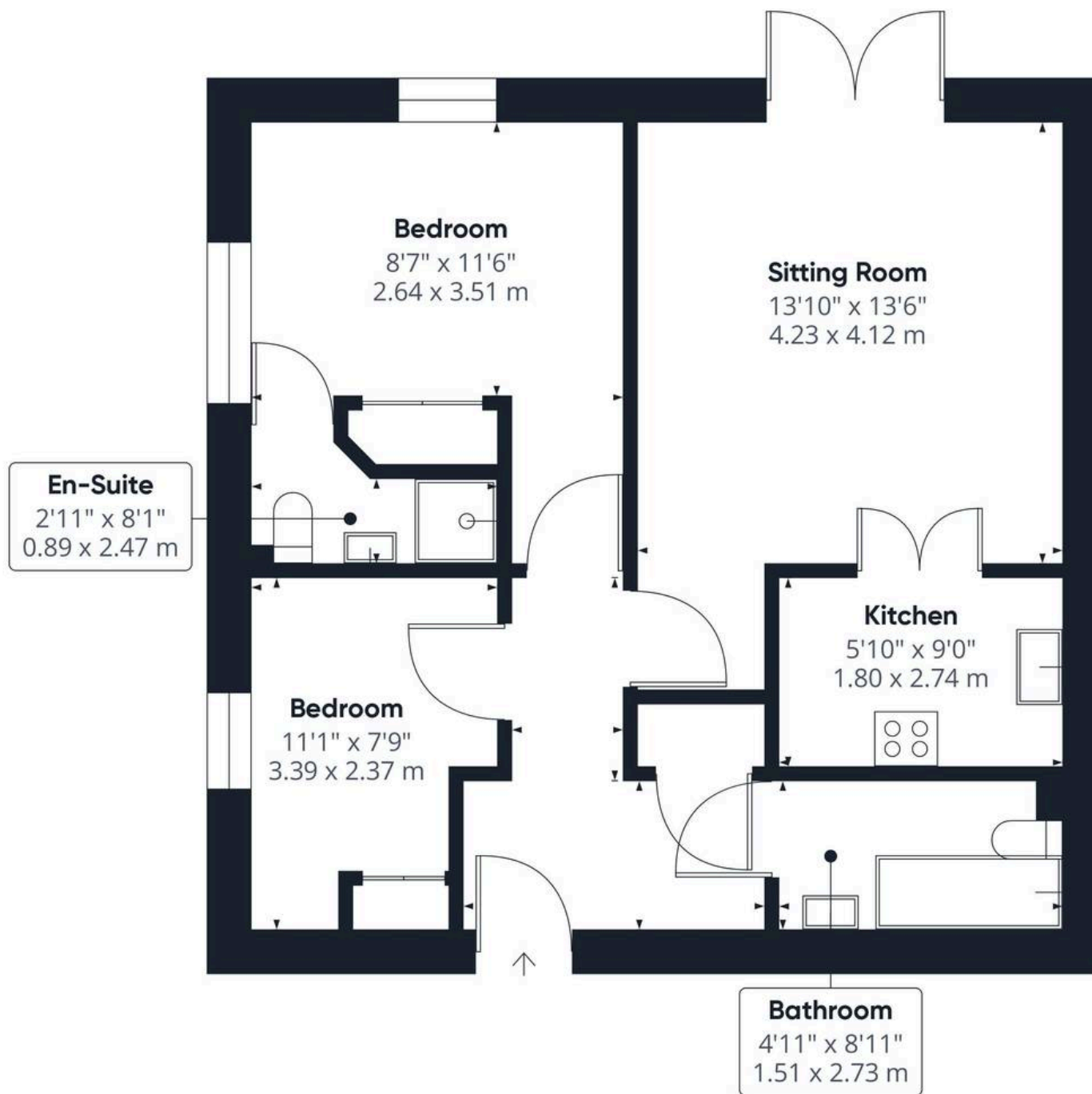


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THE GREAT OUTDOORS

There is no private outside space with the apartment. There are shared communal areas to the rear of the building including the parking areas as well as bike and bin storage.





Approximate total area⁽¹⁾

612.47 ft²
56.9 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.

Calculations are based on RICS IPMS 3C standard.

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.