



Malthouse Court, Harleston - IP20 9BU



Malthouse Court

Harleston

NO CHAIN! This delightful GROUND FLOOR TWO BEDROOM APARTMENT, situated in the sought-after Malthouse Court in the HEART OF TOWN, is exclusively available to the OVER 55'S within a tranquil retirement development setting. Boasting a chain-free arrangement with freshly decorated accommodation, this property offers a perfect blend of comfort and convenience. The interior is presented in excellent condition throughout, comprising a SPACIOUS MAIN RECEPTION AREA with a well-equipped separate kitchen, ideal for entertaining. The accommodation further comprises TWO GENEROUS DOUBLE DOUBLE BEDROOMS, providing ample space for relaxation. Resident's benefit from communal parking facilities and beautifully landscaped communal gardens, ensuring a peaceful and well-maintained environment. Positioned conveniently near the town centre, this property is an ideal balance of peaceful retirement living and easy access to local amenities.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain!
- Over 55's Retirement Development
- Ground Floor Apartment
- Presented In Good Order Throughout
- Large Main Reception Space & Separate Kitchen
- Two Double Bedrooms
- Communal Parking & Well Maintained Communal Gardens
- Well Located For The Town Centre

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 London Liverpool Street.

SETTING THE SCENE

The apartment can be found tucked in the corner of the development accessed via the central courtyard and gardens leading from the initial communal gardens. There are steps leading up to the apartment itself externally but the apartment is found at ground level.



THE GRAND TOUR

Entering the apartment via the main entrance door to the front you will find an entrance hall with access to the main sitting room. The sitting room feature a triple aspect to the rear with a wall mounted electric heater. There is then access to the separate modern kitchen which features a range of units and worktops over. The kitchen also offers integrated fridge/freezer as well as electric oven and warming draw . There is also a washing machine and dishwasher all integrated. Off the sitting room is the central hall with access to all further rooms as well as storage cupboard. The bathroom has been renovated and offers a tiled room with walk in shower, w/c and vanity hand wash basin. There are then two bedrooms to the front of the property which are both double rooms and offer a range of fitted wardrobes and furniture.

FIND US

Postcode : IP20 9BU

What3Words : ///prospered.against.asteroid

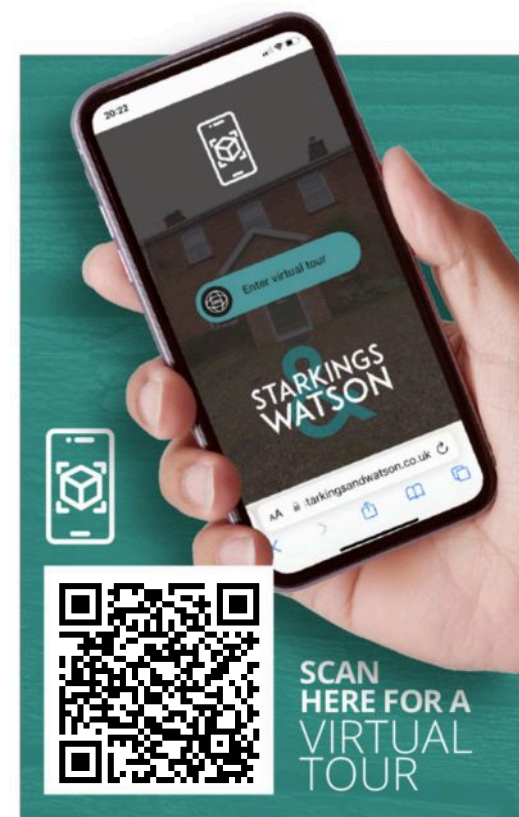
VIRTUAL TOUR

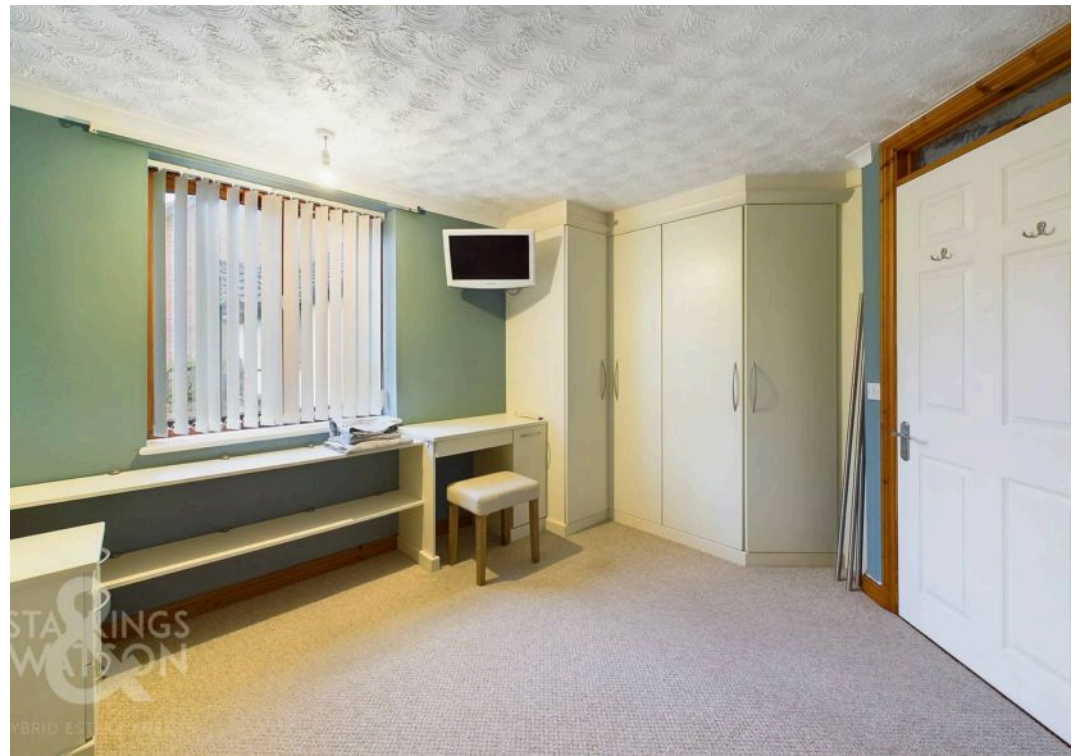
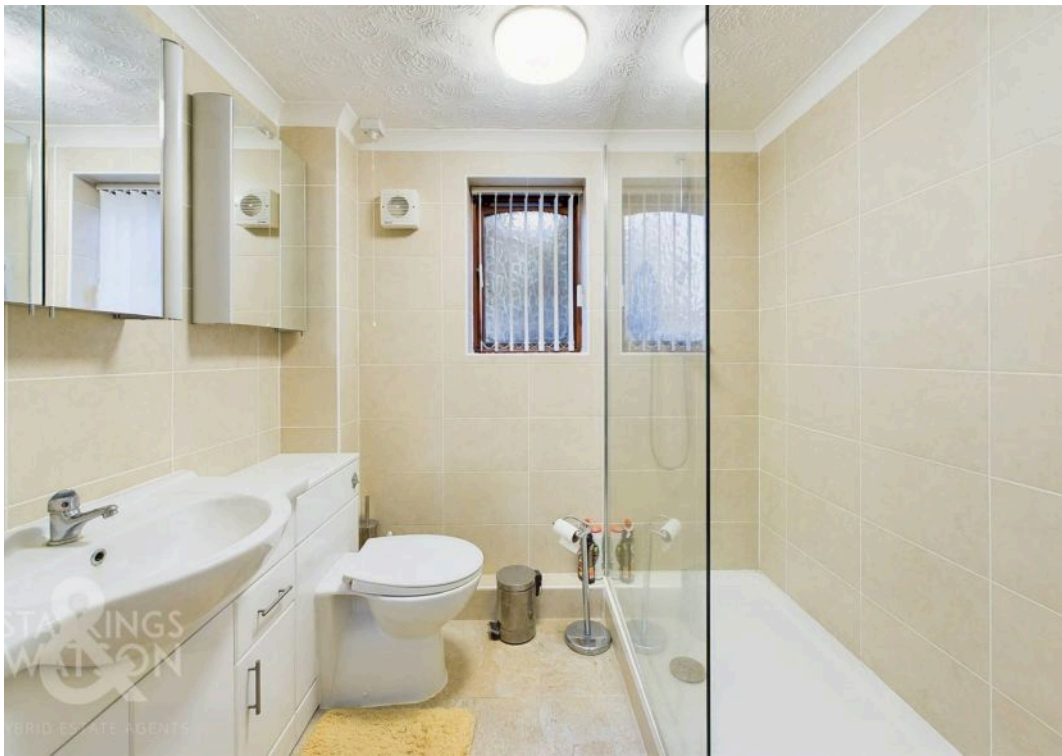
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following information;

The property is available for over 55's only. The property is sold on a leasehold basis with 64 years remaining on the current lease commencing in 1987. The service charge is approximately £200 per month which includes maintenance, ground rent, buildings insurance, estate manager and 24 hour emergency careline. heating is provided by Economy 7 electric storage heaters with immersion heater for the hot water. Mains electricity, water and drainage are also connected.



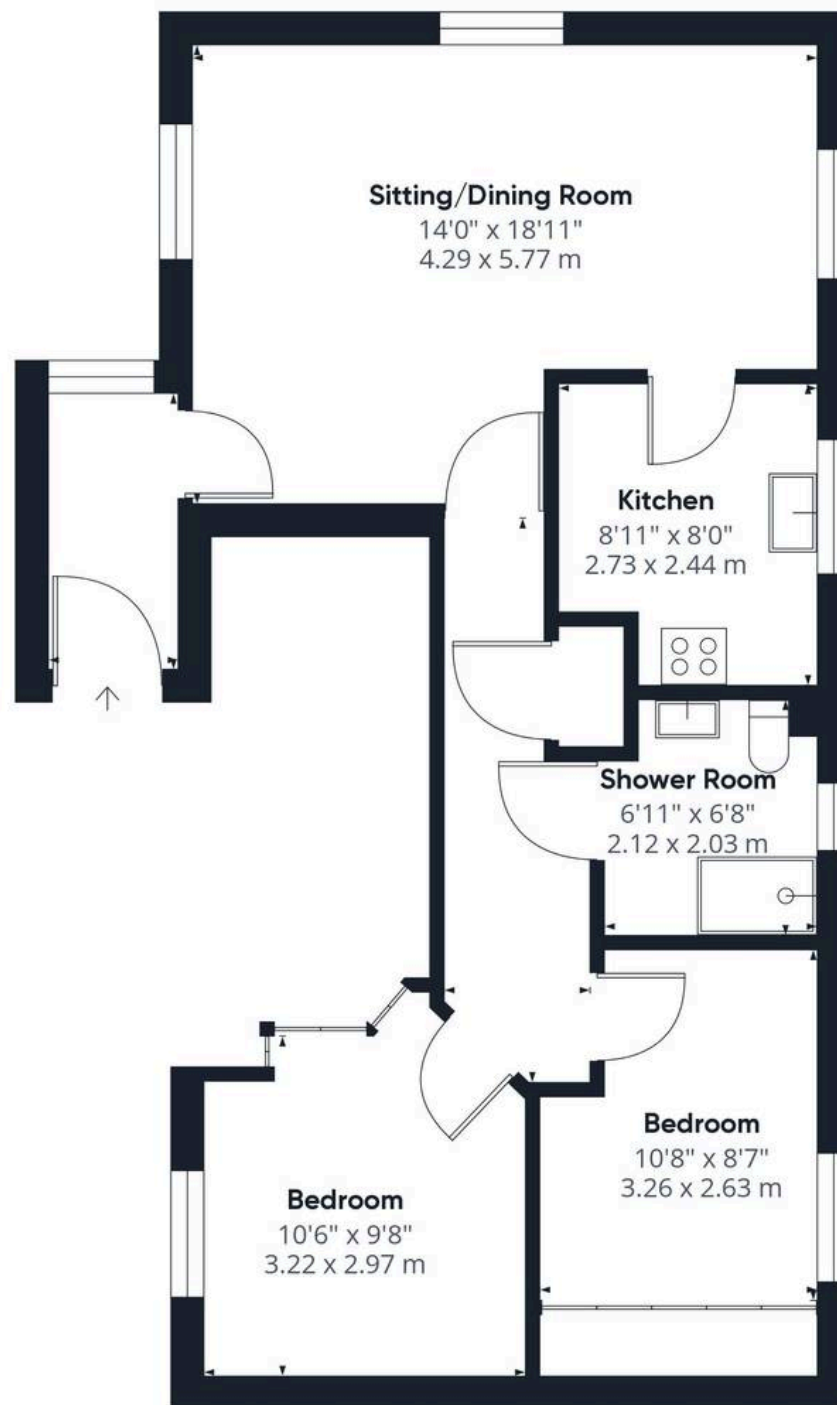




THE GREAT OUTDOORS

Malthouse Court has attractive well maintained communal gardens which surround the development as well as non allocated off road parking on first come first served basis. From the central courtyard there are external steps leading up to the apartment which is technically ground floor. There are no private gardens exclusive to the apartment.





Approximate total area⁽¹⁾

657.79 ft²

61.11 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.