



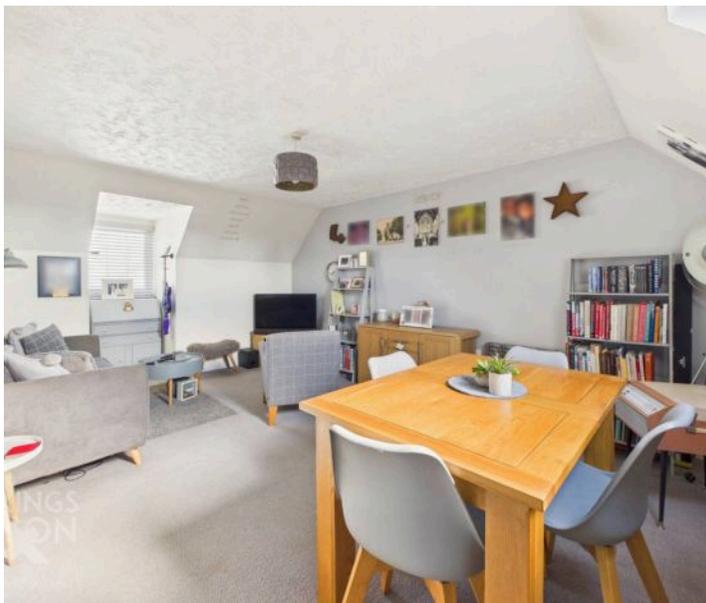
Victory Court, Diss - IP22 4GN



Victory Court

Diss

NO CHAIN! Built in 2006, This BEAUTIFULLY PRESENTED ONE BEDROOM top floor APARTMENT offers a fantastic opportunity for FIRST TIME BUYERS and investors alike. The property is offered with no onward chain and is situated in a desirable location close to the TRAIN STATION with excellent links to both NORWICH & LONDON providing excellent transport links for commuters. The apartment is finished to a high standard throughout and features a SPACIOUS and BRIGHT main reception room, perfect for relaxing or entertaining guests. The modern RE-FITTED KITCHEN is both stylish and practical, offering ample storage and workspace for those who enjoy cooking at home. The double bedroom benefits from BUILT IN WARDROBES, providing plenty of storage space while maintaining a clean and uncluttered feel. The contemporary bathroom suite is well appointed and complements the overall finish of the property. Additional features include double glazing, efficient electric heating and secure entry phone system, ensuring both comfort and peace of mind



Externally there are communal gardens as well as the all important ALLOCATED PARKING SPACE within the shared car park as well as further visitor parking as and when required.

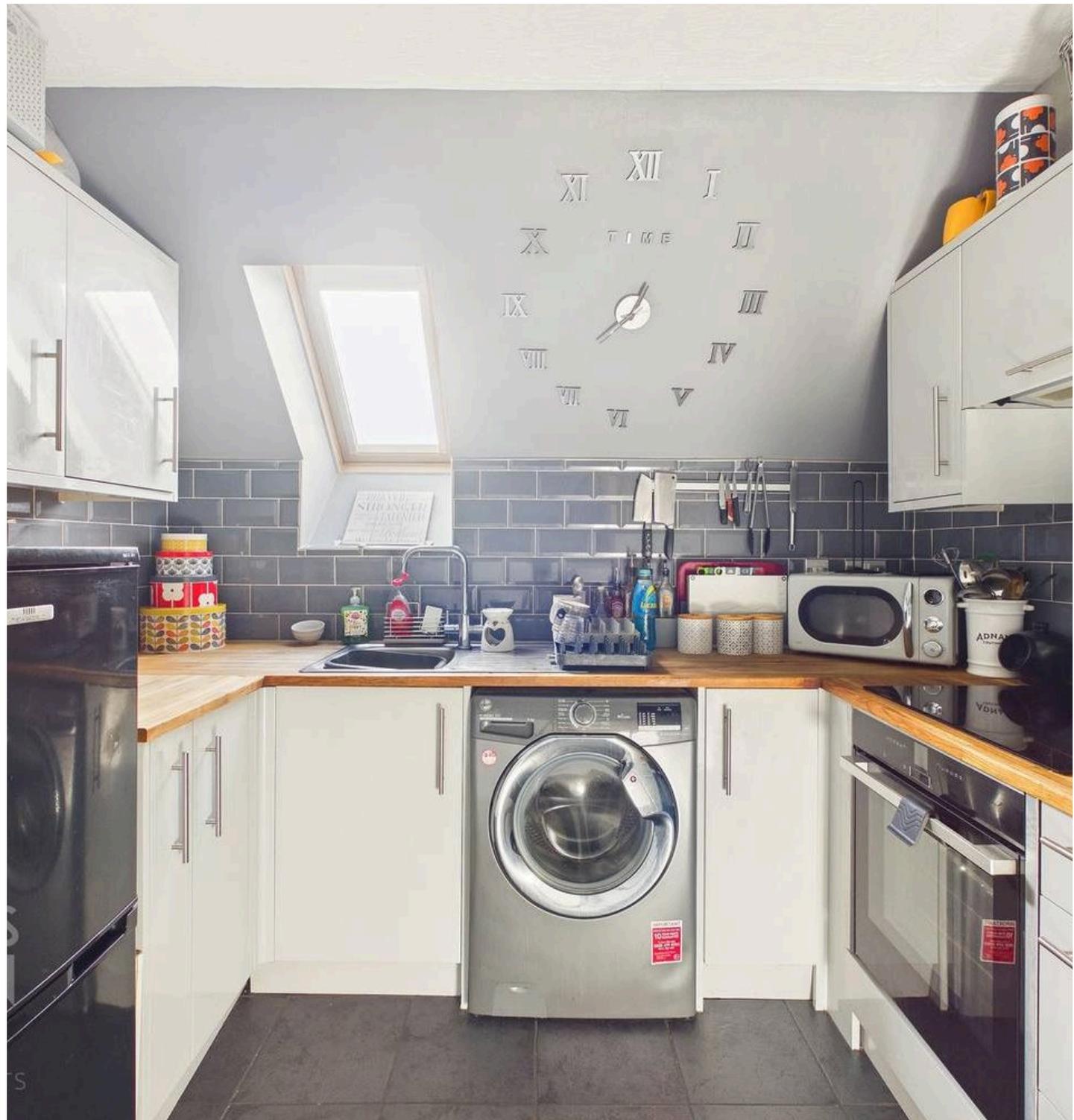
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain!
- Top Floor Apartment
- Presented In Excellent Order
- Modern Re-fitted Kitchen
- Spacious & Bright Main Reception Room
- Double Bedroom With Built In Wardrobes
- Allocated Parking Space
- Ideal First Time Buy Close To Train Station

The property is located 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 Victory Court, the apartment block is found to far side with a shared parking area to the side of the building and further visitor spaces to the front. The communal entrance door is found to the front with intercom access and stairs up to the second floor where the entrance to the apartment itself is found.

THE GRAND TOUR

Entering the apartment via the main entrance door you will find a welcoming entrance hallway with a large built in storage cupboard. The double bedroom can be found straight ahead with the benefit of fitted wardrobes. The family bathroom on the other side of the hallway provides a modern suite with a bath and shower over, w/c and hand wash basin. The next room off the hallway is the kitchen which has been re-fitted in recent years providing a modern well finished space with a range of wall and base level units and wooden worktops over. There is an integrated Neff electric oven and Neff induction hob with extractor fan as well as space for freestanding washing machine and fridge/freezer. The main reception space can be found off the kitchen which is filled with natural light due to the dual aspect nature. There is plenty of space for both sitting and dining furnishings as well as eaves storage. The apartment benefits from electric panel style heaters and double glazing also.

FIND US

Postcode : IP22 4GN

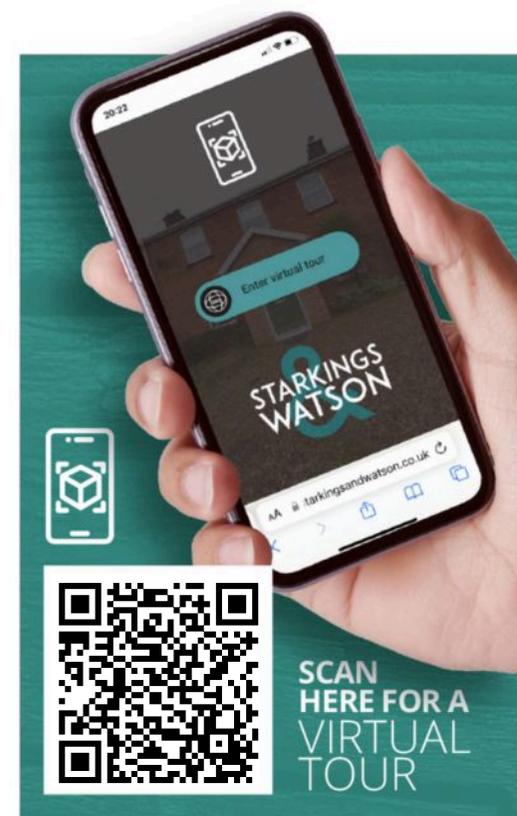
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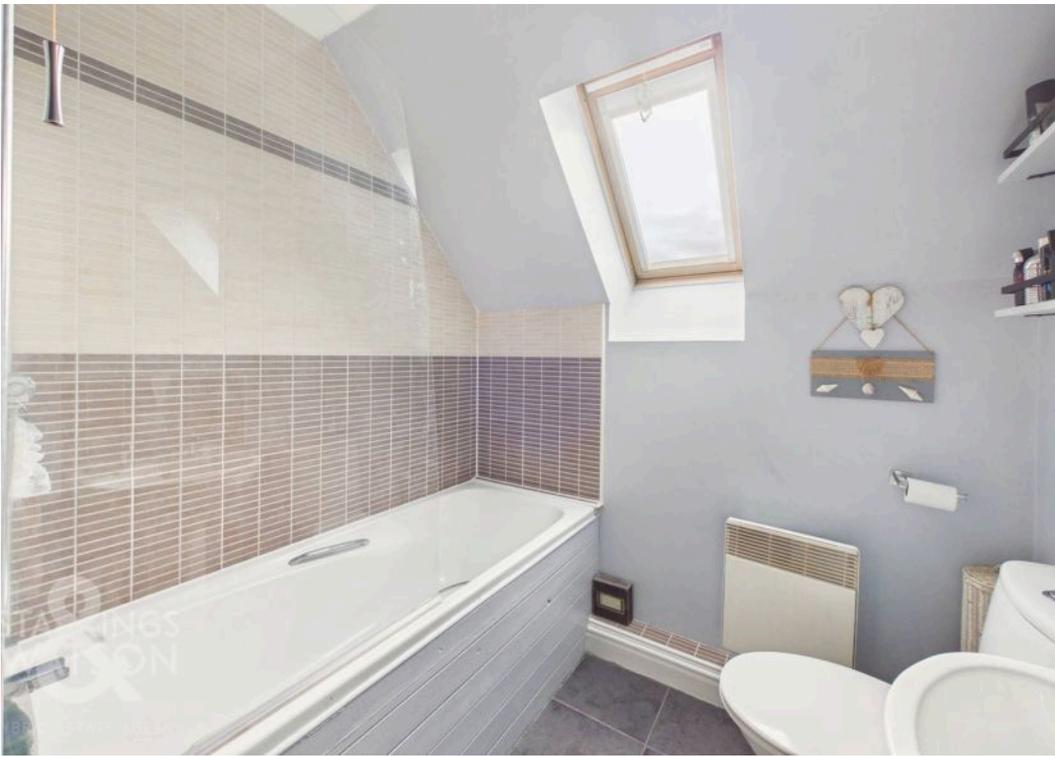
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following details with regards to the lease; There is 104 years remaining on the original 125 year lease. There is a ground rent of £235 per year and a service charge of £1320 per year also which includes building insurance, maintenance of the building, communal areas and grounds etc.

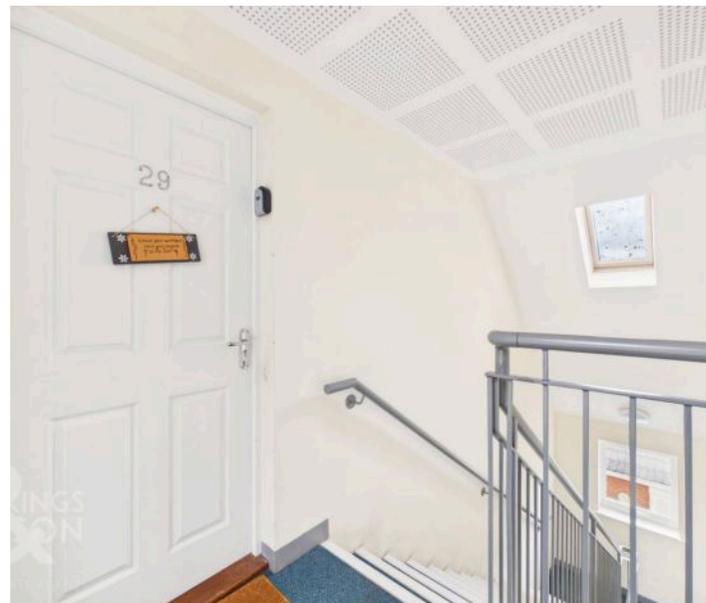


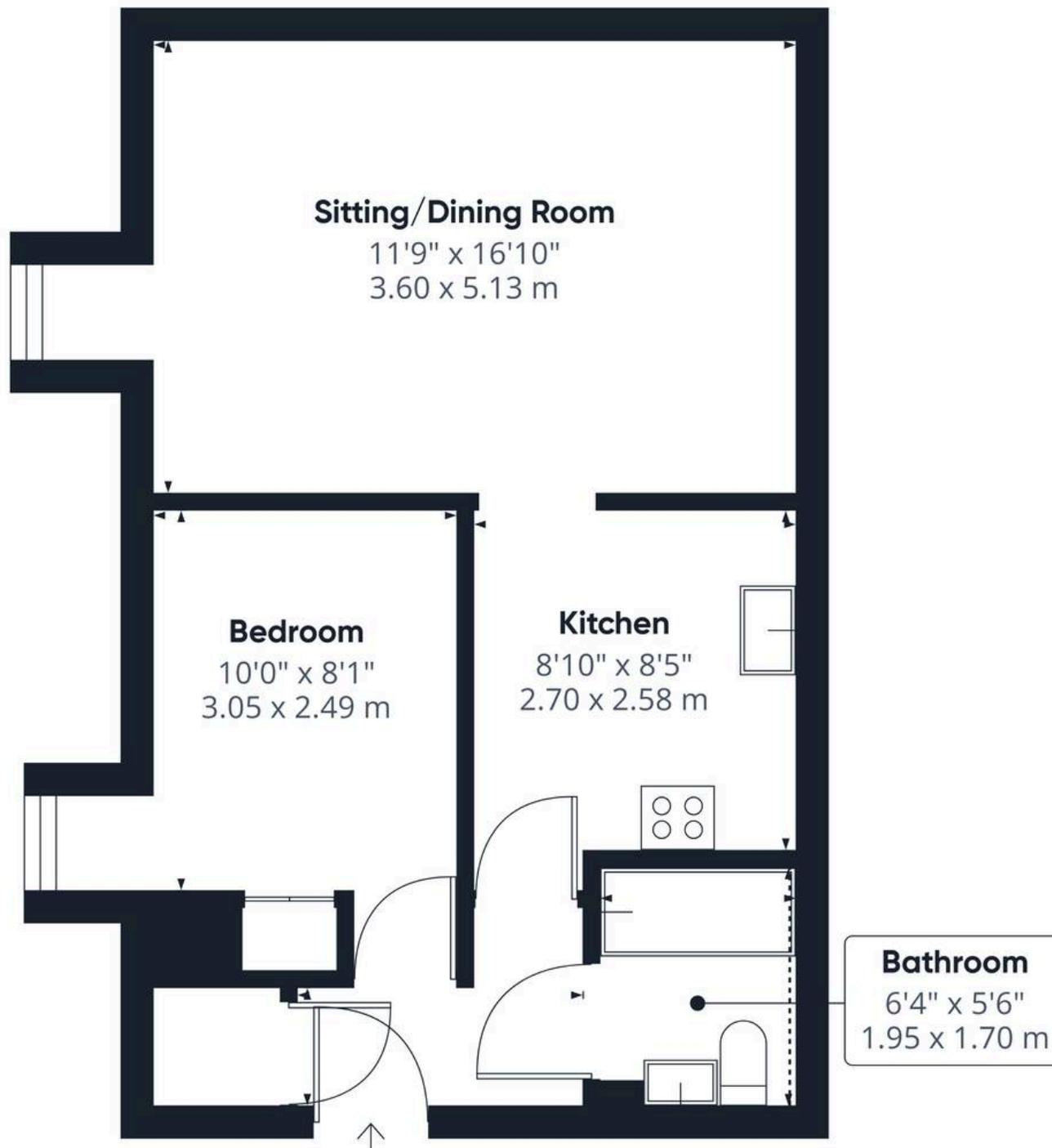




THE GREAT OUTDOORS

Externally there are communal gardens ideal for hanging washing to the rear of the building as well as shared parking area to the side with one allocated parking spot.





Approximate total area⁽¹⁾

462 ft²

42.9 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.