



Malthouse Court

Harleston, Norfolk

£625 pcm



Ground Floor Apartment Popular Over 55's Development

**Less Than 5 Minutes Walk from Town Centre 2 Bedrooms Electric Heating Double Glazing
Communal Parking and Gardens Linked to Emergency Control Centre Available mid-late June**

Ground Floor Apartment with views over the communal gardens, situated within a popular development for over 55's, less than 5 mins walk from town centre, sitting room, fitted kitchen, 2 bedrooms, shower room, electric heating, double glazing, communal parking and gardens. **NO PETS. NO CHILDREN.** EPC=D

LOCATION The property is situated within a popular residential development for the over 55's with views over the communal gardens. The development is less than five minutes walk from the Town Centre. Harleston is a popular and attractive South Norfolk market town with excellent facilities including a range of individual shops, supermarket, schools, library, health, sports and regular bus service. Bungay is about five miles away and Diss nine miles, the latter having direct mainline railway to London (Liverpool Street).

ENTRANCE HALL

Front entrance door, airing cupboard, coat cupboard, electric night storage heater.

KITCHEN 11' 10" x 8' 5" (3.61m x 2.57m)

Range of base and wall units, work surfaces, inset 1 & 1/2 bowl sink unit, appliance space for cooker, fridge-freezer and washing machine (including plumbing), wall mounted electric heater, vinyl flooring, double glazed window, glazed door to hall.

SITTING ROOM 15' 5" x 10' 4" (4.7m x 3.15m)

Double glazed window, electric night storage heater, fireplace with marble hearth and electric fire, glazed door to hall.

BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed box window, electric night storage heater.

BEDROOM TWO 11' 5" x 8' 6" (3.48m x 2.59m) max

Double glazed window, electric panel heater.

SHOWER ROOM

Corner shower cubicle with electric shower, pedestal hand wash basin, low level WC, medicine cabinet, vinyl flooring, half tiled walls, wall mounted mirror.

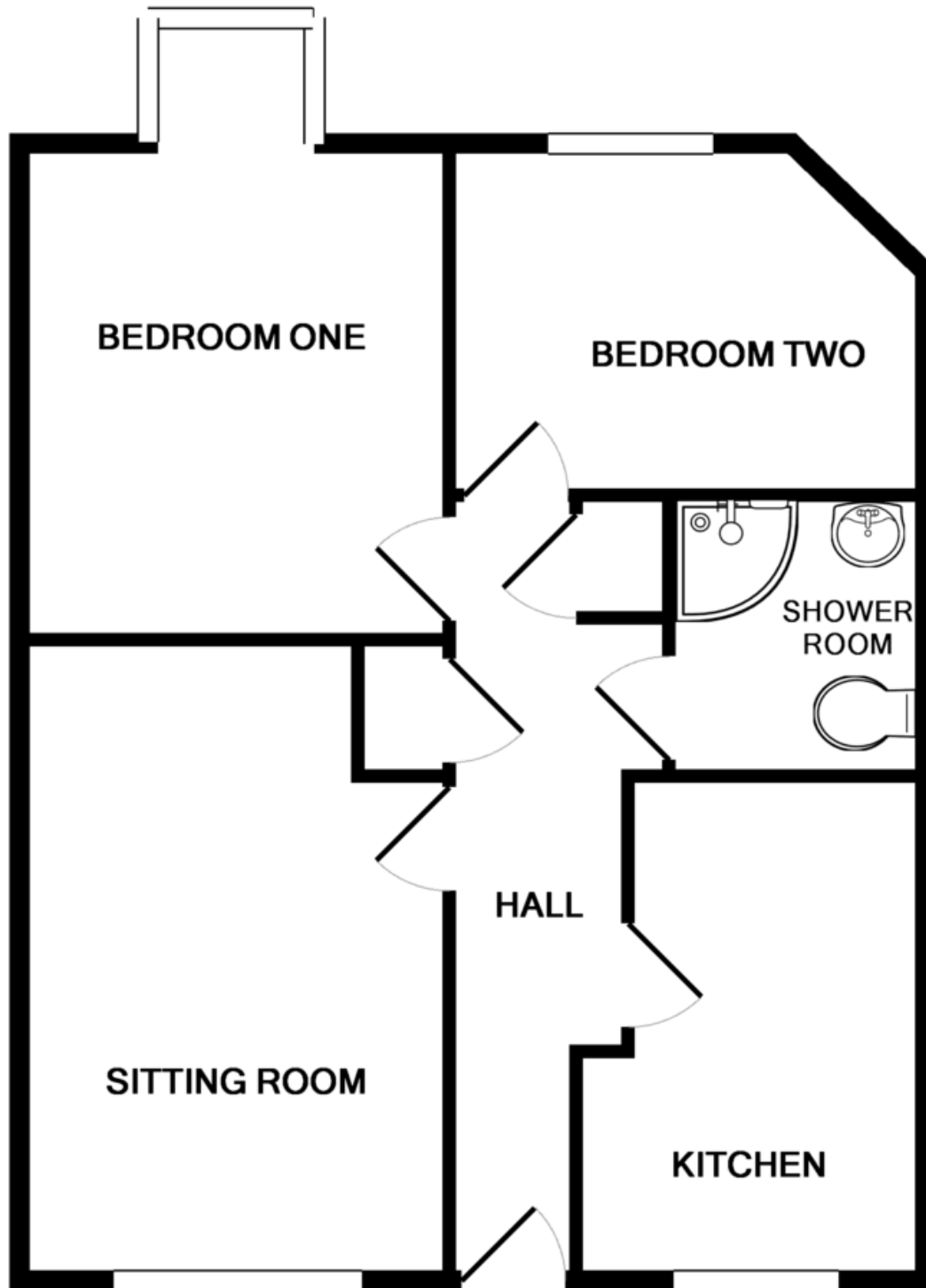
OUTSIDE

There are well maintained communal gardens to the front of the property, which includes a courtyard and fish pond.

AGENTS NOTE There is an Estate Manager who regularly visits the site, together with panic alarms in the property which are linked to an Emergency Control Centre.

COUNCIL TAX BAND B £1,525 pa South Norfolk Council

DIRECTIONS By car from the Agents' Harleston Office, go along Church Street into the Market Place, turning left into London Road. Malthouse Court will be found a short way along on the right hand side.



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

