



1 Parkside Court
Diss
IP22 4NJ

Guide Price £170,000





- Ground Floor retirement property
- 2 bedrooms
- Large sitting room with patio doors
- New wet room with walk in shower
- Emergency pull cords in all rooms
- On site warden
- Long lease and no ground rent
- No onward chain

Location

Dedicated over 55's development in the centre of the town within easy reach of supermarkets, health care facilities and transport links. Diss supports many independent businesses, cafes and The Corn Hall, a thriving arts venue and café, as well as TW Gaze Sale Rooms which is regularly featured on TV.





Property

Purpose built 2 bed ground floor flat for the over 55's which has been happily occupied by the same family for many years, during which time a new wet room has been installed and the property well maintained. The services of an on-site manager, grass cutting and window cleaning are covered by a service charge of £2289.94 payable in 2 instalments. 151 year lease. No ground rent is payable on this property.

Outside

Communal gardens and a single garage with up and over door directly adjacent to the property with parking in front. Further visitor parking is available close by.

Services

Mains water and electricity are connected, heating is via electric night storage heaters.

Directions

From the A1066 Park Road take the B1077 heading towards Attleborough, passing the Park Hotel on the right Parkside Court will be the next turning on the right and number 1 is immediately on the left.

What3words :streetcar.shops.fizzy

Viewing

Strictly by appointment with TW Gaze

Leasehold : 151 year lease – no ground rent – service charge £2289.94 pa

Council Tax Band: B

Ref: 2/19440/CC

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract.


2. Prospective purchasers and lessees ought to seek their own professional advice.

3. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

4. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.

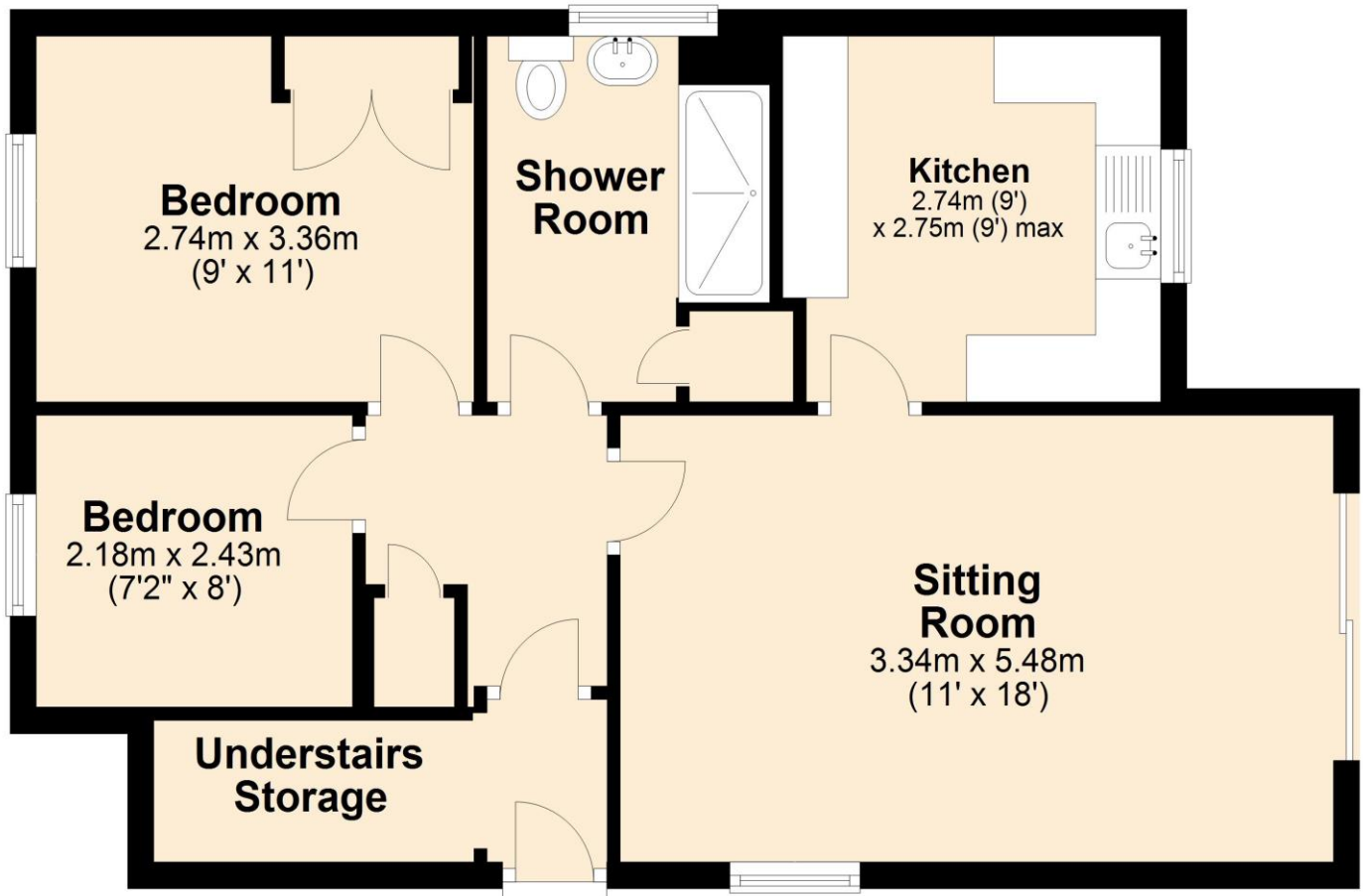
5. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

6. It should not be assumed that the property has all necessary planning, building regulation or other consents. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



Total area: approx. 56.8 sq. metres (611.1 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.