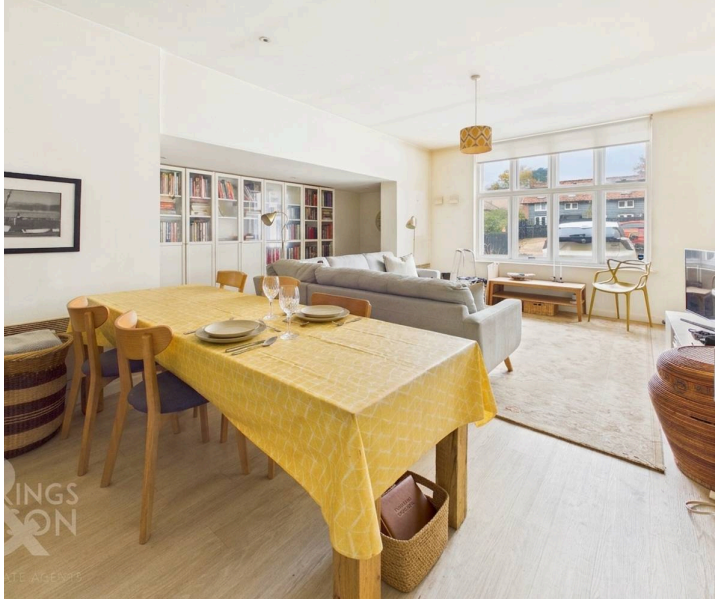


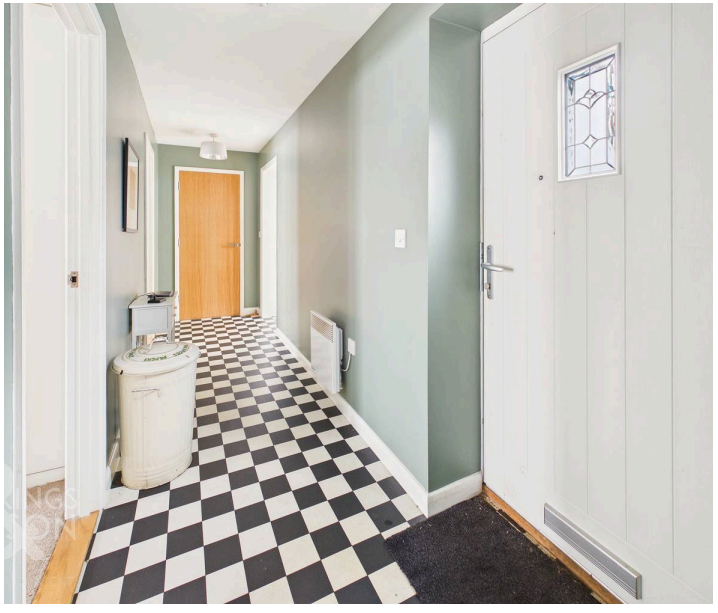
Crown Place Roydon Road, Diss - IP22 4NX

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Crown Place Roydon Road

Diss

NO CHAIN! This IMPRESSIVE TWO BEDROOM GROUND FLOOR FLAT offers a fantastic opportunity for both FIRST TIME BUYERS and INVESTORS or even downsizers, boasting a SPACIOUS LAYOUT with over 800 SQFT (STMS), HIGH CEILINGS, and a TOWN CENTRE LOCATION. Enjoy the convenience of SELF CONTAINED ACCESS, granting a sense of privacy and independence, as you step into the welcoming entrance hall. The heart of the home is the 22' OPEN PLAN RECEPTION AND KITCHEN SPACE, flooded with natural light and designed for modern living (perfect for relaxing or entertaining). The CONTEMPORARY KITCHEN is well-appointed, providing ample storage and worktop space for culinary enthusiasts. Both DOUBLE BEDROOMS are generous in size, ideal for restful nights or versatile enough to accommodate a home office or guest space. The FAMILY BATHROOM is stylish and functional, featuring quality fixtures and a fresh, neutral décor. With a DESIGNATED PARKING SPACE, this apartment ensures convenience for town centre living, while the thoughtful layout creates a wonderful sense of flow and comfort throughout.

Council Tax band: A
Tenure: Leasehold
EPC Energy Efficiency Rating: E

- No Chain!
- Ground Floor Apartment With Self Contained Access
- Designated Parking Space
- Town Centre Location
- Spacious Layout With Over 800 SQFT (stms)
- Two Generous Double Bedrooms & Family Bathroom
- 22' Open Plan Reception & Kitchen Space With High Ceilings
- Ideal Investment Purchase Or First Time Buy

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.



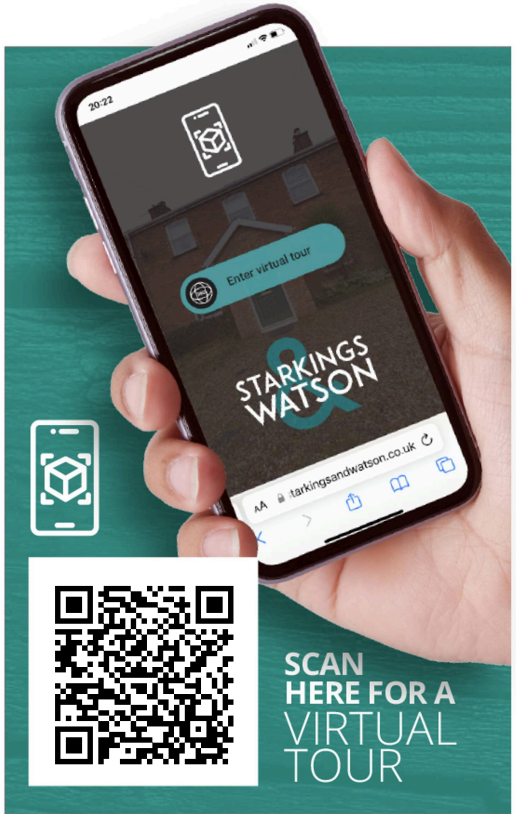
SETTING THE SCENE
The apartment can found using the shared car park just off Roydon Road on the left hand side with the parking space immediately as you turn in on the left. The entrance to the apartment is self contained from the rest of the building accessed using the door leading off the parking space.

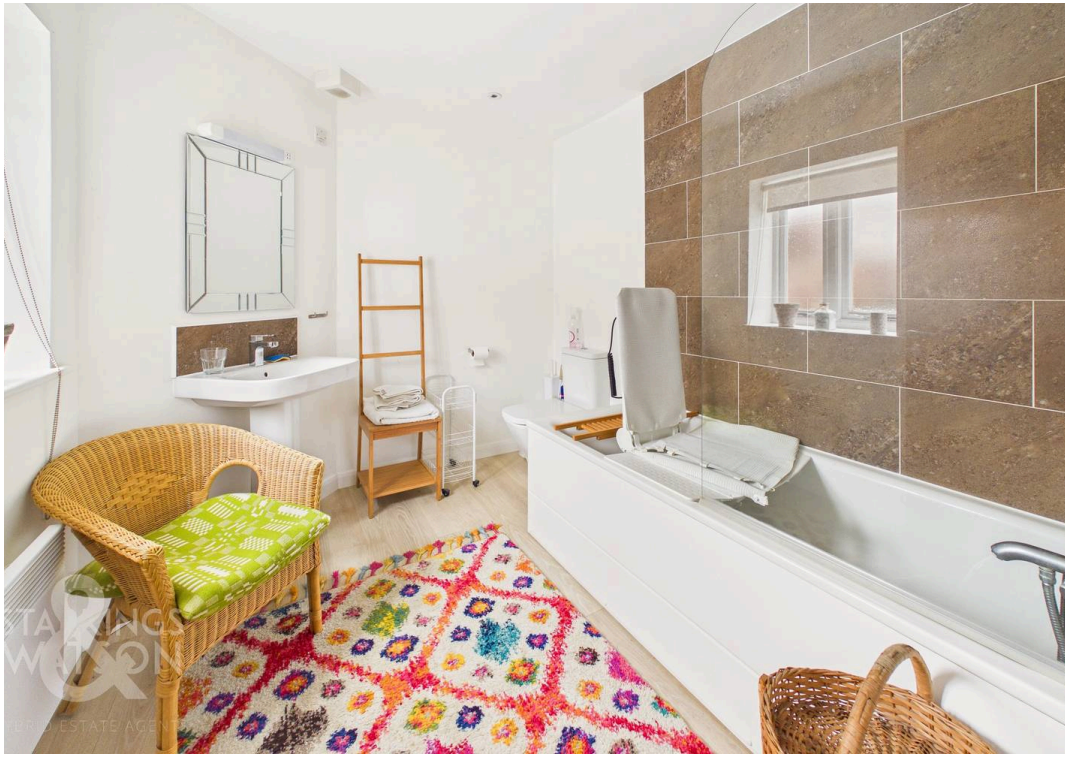
THE GRAND TOUR
Entering the apartment using the main entrance door to the side of the parking space you find a spacious hallway with access to all further rooms as well as fitted storage. To the far end is the family bathroom with bath and shower over, w/c and hand wash basin. The master bedroom is found next off the hallway with a large range of fitted storage cupboards. The next bedroom is also a comfortable double providing excellent space for guests. The impressive open plan reception space measures some 22' and benefits from high ceilings and plenty of natural light. There is ample room for sitting and dining with various fitted storage units. The modern kitchen offers a range of wall and base level units with rolled edge worktops over as well as integrated fridge/freezer, oven and hob.

FIND US
Postcode : IP22 4NX
What3Words : ///initiated.warp.spoken

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

AGENTS NOTES
Buyers are advised the property is leasehold with 125 year lease from new in September 2015 with 113 years remaining. The service charge was £766.03 for the 26/27 period. We are unsure if ground rent is also payable.











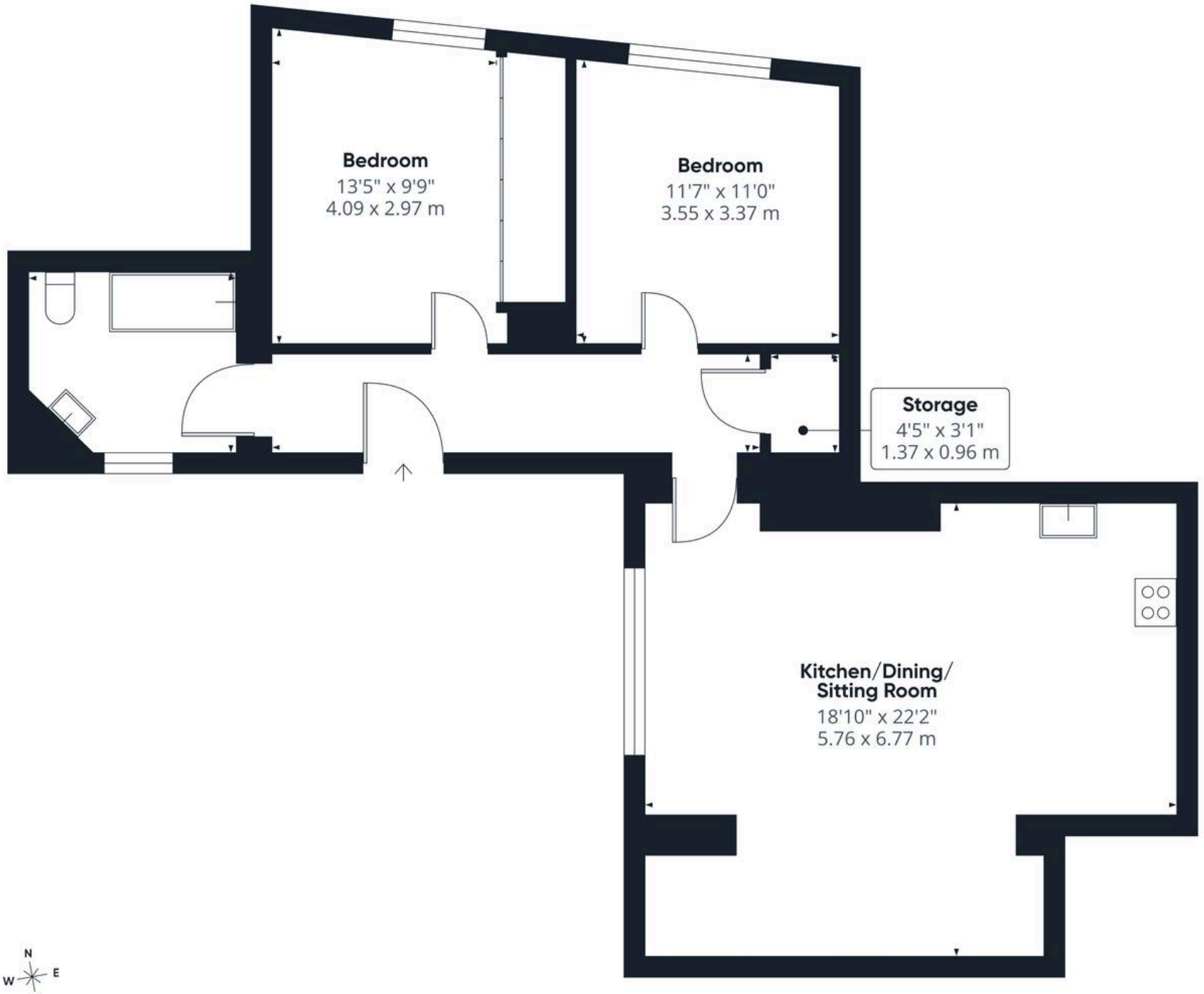






THE GREAT OUTDOORS

There is a small courtyard area with lighting by the front door which is perfect for a bistro set. The current owner has decorated the area with potted plants, but this can also be used for parking if required.



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Approximate total area(1)

826 ft²

76.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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 are 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.