



38 Parkside Court  
Diss  
IP22 4NJ

Guide Price: £132,500  
NO ONWARD CHAIN







- Popular over 55's development in walking distance of the town centre
- 2 generously proportioned bedrooms
- Maintained landscaped communal gardens

### 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 Auction Rooms which is regularly featured on TV.







## Property

This charming property is situated within a well-maintained development and offers a range of appealing features. The communal entrance hall provides secure access with an external storage cupboard and stairs to the first floor. The property has been recently updated, boasting newly fitted flooring throughout and a fresh, modern feel. The kitchen is equipped with ample storage and workspace, complemented by practical features such as tiled walls and connections for essential appliances. The sitting room offers a welcoming atmosphere with a large window for natural light and a newly fitted carpet. The property also includes two well-proportioned bedrooms, both with electric heating, and a bathroom fitted with a classic beige suite. Externally, residents benefit from access to communal gardens and parking, creating a pleasant and convenient living environment. Parkside Court offers a thriving community atmosphere, with regular social events such as coffee mornings in the residents' lounge. The service charges cover a comprehensive range of amenities, including gardening, communal area cleaning, window cleaning, exterior building maintenance, use of the communal lounge, on-site warden support, and an emergency assistance alarm system with intercom access. This property is ideal for those seeking a comfortable home within a supportive and vibrant community.

## Outside

There are communal gardens and parking.

**Services** Mains water, drainage and electricity are connected to the property. Electric heating system to storage heaters and hot water.

**Directions** From the Agent's office proceed to the top of Market Hill and turn left into Denmark Street. Parkside Court will be found on the left hand side a little further down the hill. No. 38 will be found in the first block of apartment on the right hand side.

**Viewing** Strictly by appointment with TW Gaze.

## AGENTS NOTE

TENURE - Leasehold

64 years remaining on the lease.

Ground rent - £105.98 per annum

Service charge - £2,417.85 per annum or £46.50 per week

Council Tax B


Ref 19732/KH

**Important Notice**

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

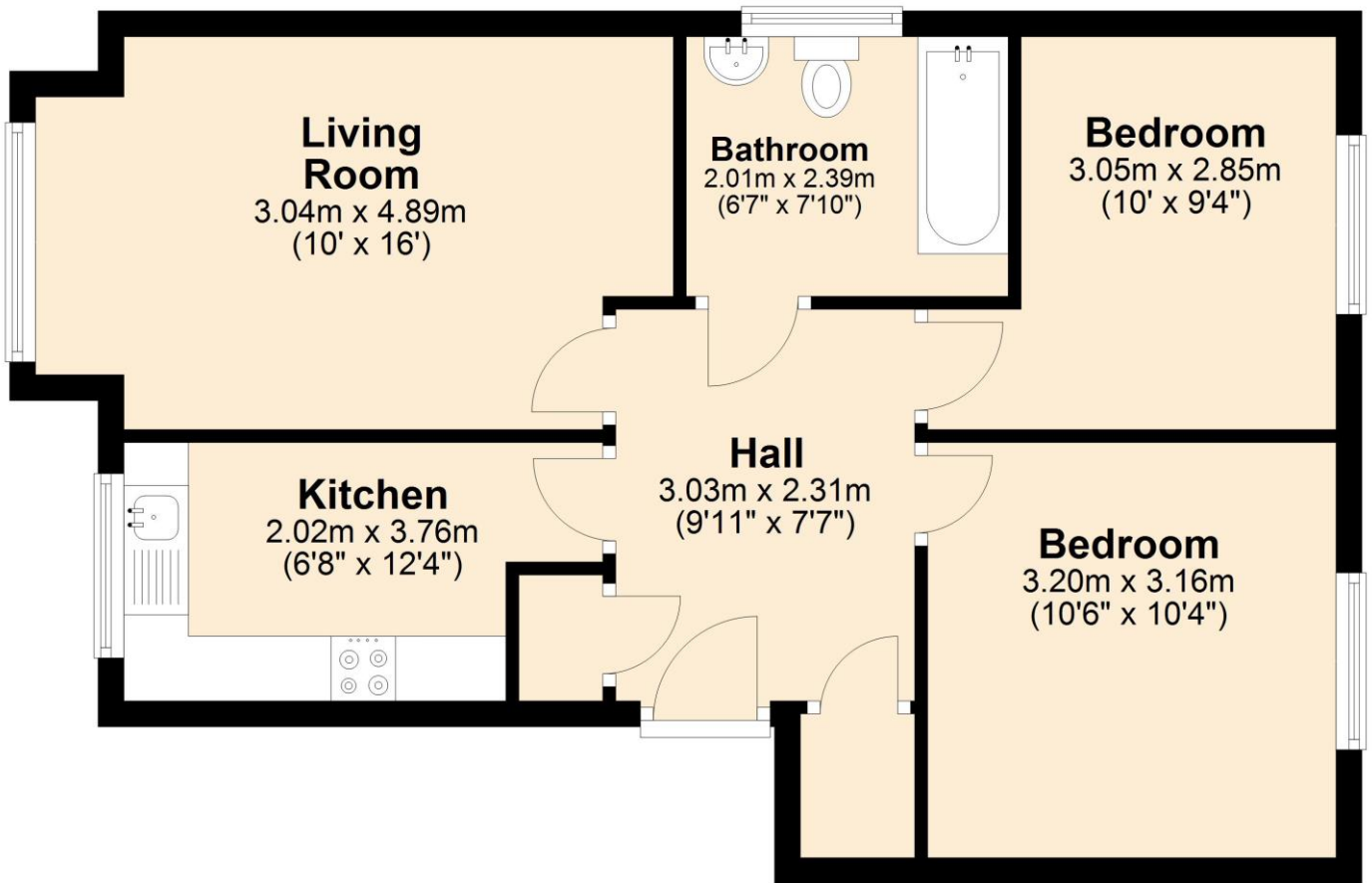
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to 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. 3. 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. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.8 sq. feet)

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