



CHAPMAN
CHARTERED SURVEYORS

MEWS FLAT, NORFOLK HOUSE YARD, DISS IP22 4LB

84.0 sqm / 904 sqft



REFURBISHED TWO BEDROOM FLAT IN TOWN CENTRE

Ref: 11890

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Regulated by RICS

TO LET

Two bedroom refurbished flat in town centre
84.0 sqm / 904 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The property is accessed from Norfolk House Yard, just off St Nicholas Street.

DESCRIPTION

A two-storey second floor flat above Sing Tong Thai restaurant. The property is carpeted throughout (vinyl floor in kitchen) with gas central heating.

ACCOMMODATION

Ground floor entrance from Norfolk House Yard leads to shared corridor, access to external yard for bin storage, stairs up to shared landing and a further set of stairs up to the front door. In the **hallway** there is intercom system to unlock the door from Norfolk House Yard.

Bathroom with pedestal basin, WC, bath and electric shower over. **Kitchen** with freestanding fridge and electric cooker, kitchen units and stainless steel sink and drainer. Airing cupboard with gas-fired combi boiler, smoke alarm, and cupboard with vacuum cleaner and fuseboard. **Living room** in two parts separated by open timber studs, and windows to St Nicholas Street. Steps down from hallway to **Bedroom 1** with window and radiator.

Stairs up lead to **Bedroom 2** with a raised platform area suitable for a low-profile bed or mattress, and velux windows looking out onto Norfolk House Yard.

FLOOR AREAS (GIA)

Second floor	63.0 sqm	678 sqft
Top floor	<u>21.0 sqm</u>	<u>226 sqft</u>
	84.0 sqm	904 sqft

ASSURED SHORTHOLD TENANCY

The property is available on a new assured shorthold tenancy for a minimum term of 12 months.

RENT

£700pcm payable monthly in advance.

DEPOSIT

£807.69 (five weeks' rent) which will be held in the Tenancy Deposit Scheme ('TDS').

SERVICES

Gas-fired combi boiler via radiators, mains water and electricity.

COUNCIL TAX

Council tax 2024-25: £1,595.85

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (51)

RESTRICTIONS

No pets, no smokers.

CREDIT CHECK

We will undertake a credit check on all applicants.

RIGHT TO RENT

Applicants must complete a Right to Rent check.

VIEWING

All applicants must complete an application form prior to requesting a viewing.

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.