



MOUNT STREET, DISS, IP22

£725 PCM

One bedroom ground floor apartment with open plan kitchen/living room and study.

- 2 Bedrooms
- Council Tax Band A
- Deposit £835
- Holding Deposit £167
- Ground floor flat
- Modern throughout
- No parking

Well presented ground floor apartment positioned a short walk from the town centre. The accommodation comprises communal entrance, open plan kitchen/sitting room, 2 bedrooms and shower room. There is gas fired central heating and double glazing.

LOCATION Diss offers excellent amenities including shops, supermarkets, schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

COMMUNAL ENTRANCE HALLWAY Entrance door leads to...

OPEN PLAN SITTING ROOM/KITCHEN 20' max x 17' 07" max

(6.1m x 5.36m) L-Shaped open plan Sitting Room/Kitchen. Sitting Room with wood effect vinyl flooring, radiator, window. Kitchen with range of wood effect base and wall units, work surfaces, inset single drainer sink unit, built-in oven, hob and extractor hood, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, wood effect vinyl flooring.

BEDROOM ONE 17' 01" x 9' (5.21m x 2.74m)

Wood effect vinyl flooring, radiator, extractor fan, 2 windows, rear entrance door.

DRESSING ROOM 9' x 6' 01" (2.74m x 1.85m) Radiator, window.

BEDROOM TWO/STUDY 12' 09" x 7' (3.89m x 2.13m) 4 windows, door to communal entrance hall, radiator.

SHOWER ROOM

Shower cubicle, low level WC, hand wash basin, wood effect vinyl flooring, extractor fan, airing cupboard.

AGENTS NOTE

There will be a service charge of £150pcm payable to the landlord, for electricity, gas and water/sewerage.

Deposit

£835

Holding Deposit

£167

PLEASE NOTE: This property does not have any parking or outside space.

South Norfolk Council -Tax Band A (£1671.69 25/26)

EPC = C

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

References are undertaken by an external referencing agency and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: A (South Norfolk District Council)

Deposit: £835

Holding Deposit: £167

Water supply: Mains

Sewerage: Mains

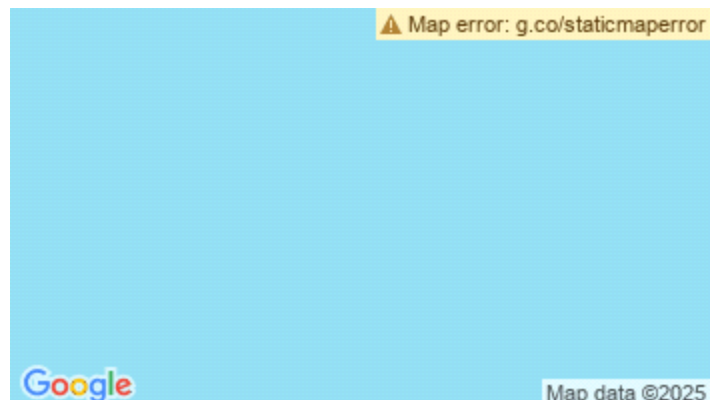


TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.