



GRASMERE, DENMARK STREET, DISS

£1,100 PCM

Stunning two-bedroom luxury ground-floor apartment overlooking the Mere, early viewing is essential. Off-road parking space, private balcony and communal gardens.

- Apartment
- EPC = B
- Holding Deposit £250
- Deposit £1,270
- Council Tax Band A
- Newly built
- Balcony
- Ensuite Shower
- Modern throughout

Stunning two-bedroom luxury ground-floor apartment overlooking the Mere. Accessed via an impressive communal entrance, the building opens into a shared lobby with stairs leading down to the beautifully maintained rear gardens. The apartment is situated on the ground floor to the left of the entrance lobby and features its own private entrance.

Upon entering the apartment through the main door, you're welcomed into a spacious hallway complete with a built-in storage cupboard and a separate utility cupboard with plumbing for a washing machine.

The main bathroom is elegantly appointed with a bathtub, WC, and hand wash basin, all finished with stylish brushed gold fittings. The walls are fully tiled, and the floor is laid with luxury vinyl tile (LVT). A frosted double-glazed window provides natural light to the front aspect.

The master bedroom enjoys scenic views over the communal gardens and towards the Mere. It includes fitted triple wardrobes with internal lighting and is carpeted throughout. The en-suite shower room features a double rainfall shower, WC, and basin—again finished in brushed gold—with fully tiled walls and LVT flooring.

The second bedroom, overlooking Denmark Street, is ideal as a guest room or home office. It includes built-in storage and is also carpeted.

The heart of the home is the open-plan kitchen, dining, and sitting room, which offers spectacular views across the Mere and opens directly onto a private balcony via two sets of double doors. The modern fitted kitchen features a range of wall and base units with quartz worktops and integrated Neff appliances, including an oven, induction hob, extractor fan, dishwasher, and fridge freezer.

The private balcony offers a lovely space for outdoor seating, while the shared rear gardens provide additional space to enjoy the outdoors.

The apartment benefits from underfloor heating powered by an air source heat pump, offering efficient and comfortable warmth throughout.

EPC - B

Available Now

South Norfolk District Council Tax Band A -Year 25/26 - £1,671.69

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: £1,270

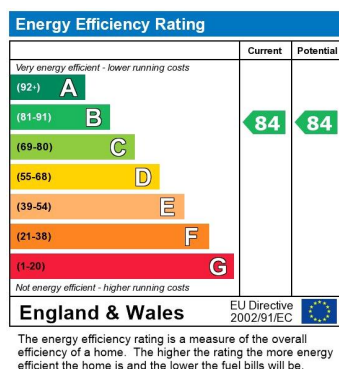
Holding Deposit: £250

Electricity supply: Mains

Heating: ASHP

Water supply: Mains





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.