



SHELFANGER COURT, DISS

£750 PCM

Ideally located one bedroom first floor flat with private entrance and off road parking. The property has recently had gas central heating installed. The property is close to Diss town centre and is available now.

- Allocated Parking Space
- Council Tax Band A
- Damage Deposit £865
- Double Glazing
- First Floor Flat
- Gas Central Heating
- Private Entrance
- 1 Bedroom
- Holding Deposit £173

Recently updated first floor apartment positioned a short walk from the town centre. The accommodation comprises own entrance, lounge, bedroom, kitchen and shower room. The property benefits from newly installed GSH and has off road parking for one car.

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.

ENTRANCE HALLWAY: Entrance door with stairs to the first floor:

LANDING: Spacious storage cupboard and carpet flooring, leading to:

LIVING ROOM: Feature fireplace with electric fire, laminate flooring, window to the rear aspect and radiator.

KITCHEN: Fitted with range of white and cream wall and base units with black work surfaces, inset sink unit, gas hob, built-in oven and cooker hood, laminate wood flooring, window to rear, washing machine and space for fridge.

BEDROOM: Carpet flooring, window to the front aspect, radiator, bi-fold door.

SHOWER ROOM: Newly installed WC and wash hand basin with storage underneath. Shower cubicle with new shower, laminate flooring, radiator and bi-fold door.

OUTSIDE: The property benefits from off road parking for one car.

AGENTS NOTES

Deposit: £865

Holding Deposit: £173

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

EPC: E45 – Please note that GSH has been installed after the EPC was carried out.

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)

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Holding Deposit: £173

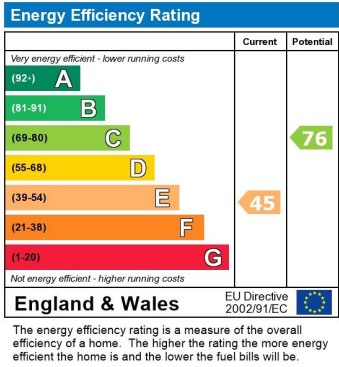
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: 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.