



## WALCOT ROAD, DISS

### £850 PCM

**LET**

Modern first floor apartment built to a high specification in 2019. The property benefits from 2 bedrooms, kitchen, bathroom, gas central heating and one off road parking space.

- First Floor
- 2 Bedrooms
- Council Tax Band A
- Damage Deposit £980
- Holding Deposit £195
- EPC = B
- Gas Central Heating

Modern first floor apartment built to a high specification in 2019. The property benefits from 2 bedrooms, kitchen, bathroom, gas central heating and one off road parking space.

#### LOCATION

The property is located on the edge of Diss town, next door to Heywood Health and Fitness Centre. Diss offers excellent amenities including shops, supermarkets, schools and health and sport facilities. There is a regular bus service in Diss and a main line railway station to London (Liverpool Street).

#### ENTRANCE HALL

A private ground floor entrance with stairs leading to the apartment. Front entrance door, cupboard housing boiler, wood effect vinyl flooring.

#### SITTING ROOM

Window to the front aspect, radiator, tv aerial point and wood effect vinyl flooring.

#### KITCHEN

Range of modern grey fronted base units, work surfaces, inset 1½ bowl sink unit, fitted electric oven, hob and extractor hood. Cooker splashback, space and plumbing for a washing machine and space for a fridge/freezer. Radiator, 2 skylight windows and wood effect vinyl flooring.

#### BEDROOM ONE

Fitted wardrobe, window to the front aspect, radiator, tv aerial point and wood effect vinyl flooring.

#### BEDROOM TWO

Window to the rear aspect, radiator, tv aerial point and wood effect vinyl flooring.

#### BATHROOM

White suite comprising bath with shower over, pedestal hand wash basin, low level WC, opaque window to side aspect. Extractor fan and wood effect vinyl flooring.

#### OUTSIDE

There is a small private car park offering allocated off-road parking for one car, there is also a communal bike store for the tenants use.

#### COUNCIL TAX

BAND A South Norfolk Council (£1,671.69 pa – 2025/2026)

#### AGENTS NOTES

No pets.

#### EPC B

#### TENANCY TERM

Available for a long-term let with an initial fixed term of 12 months. Available to let towards the end of February 2026.

#### DEPOSIT

£980

#### HOLDING DEPOSIT

£195

AVAILABILITY – End of February 2026

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 of 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: £980

Holding Deposit: £195

Parking options: Off Street

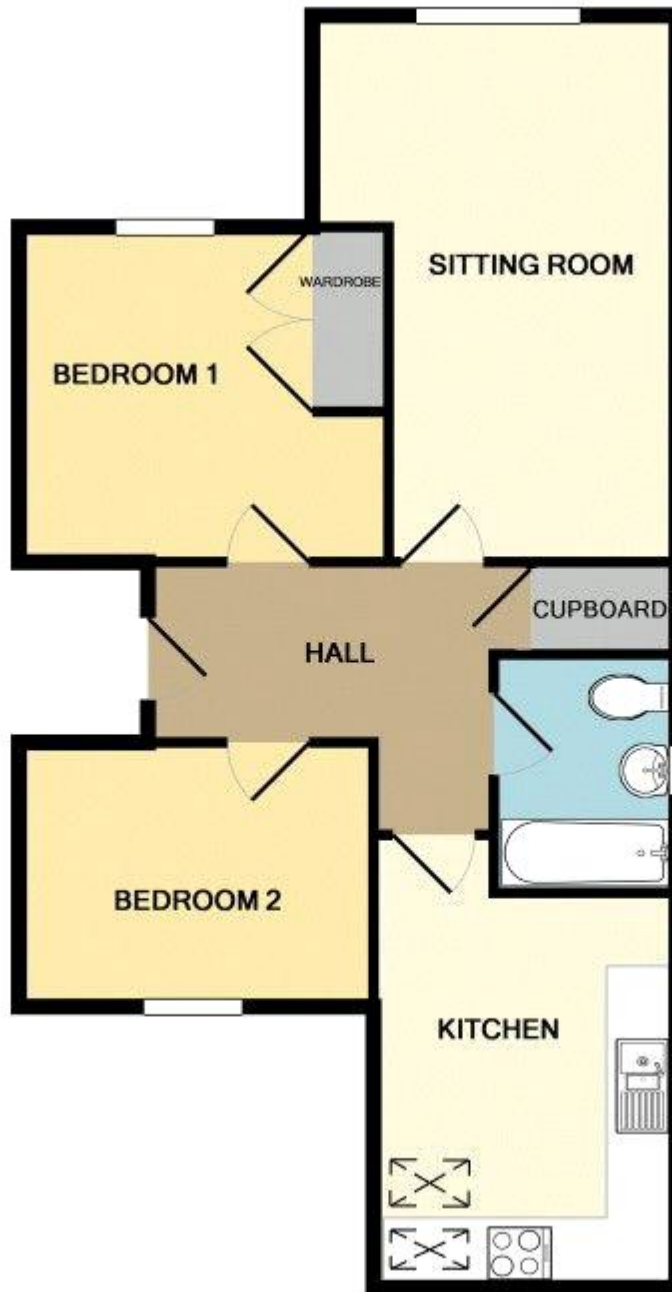
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.