



Flat 54, The Maltings, Dereham
Dereham



Minors & Brady

Flat 54

The Maltings, Dereham

Offered chain-free, this well-presented ground-floor apartment sits within a quiet part of the popular Maltings development and provides a spacious lounge, a fitted kitchen with the washing machine and fridge freezer included, a double bedroom, and a modern bathroom, all within an easy walk of Dereham town centre and its everyday services. Secure entry, under-cover parking, and a long lease add to the appeal, with the searches and management pack already supplied for extra ease, and the option for the remaining furniture to be included. Its position just moments from the shops, cafes, and transport links of Dereham makes it a comfortable and convenient place to settle.

Location

The Maltings sits in a well-established part of Dereham, placing you close to the town centre with its shops, cafes, supermarkets, and everyday services. Local schools, green spaces, and leisure facilities are all within easy reach, giving the area a friendly and convenient feel. Regular bus links connect you to nearby villages and into Norwich, while the A47 is close enough for straightforward travel across the region. The leisure centre, cinema, and popular walking routes around Neatherd Moor offer plenty of options for downtime. The area has a steady community presence with local events and seasonal activities held throughout the year. Everything needed for day-to-day living is within comfortable reach, making this a practical and appealing place to be. Residents also enjoy easy access to local parks that create pleasant spots for morning walks or weekend fresh air.





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Step inside through the entrance hall where a convenient storage cupboard sits to one side. From here you move into the kitchen which offers a practical layout with the fridge freezer and washing machine included in the sale. The space features wood effect cabinetry, light work surfaces, and tiled splashbacks in soft neutral tones. An integrated oven with a four plate hob sits beneath matching cupboards that provide helpful storage. A stainless steel sink is placed along the main counter, opposite a long stretch of additional work surface. The flooring is finished with patterned vinyl in muted tones which suits the overall style and keeps the room easy to maintain. Additionally, there is the option for further items to be included if desired.

Moving through to the lounge, a generous layout is complemented by neutral walls and carpet flooring. A rear facing window brings in natural light and is dressed with simple curtains. There is space for both seating and storage furniture, and the ceiling includes a central light fitting with a partial beam feature that adds gentle definition. A radiator is placed along one wall to support everyday comfort, and doors lead through to the bathroom and bedroom.



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Completing the interior, the bathroom presents a clean white suite with a pedestal basin, WC, and a bath fitted with an overhead shower. Blue mosaic style tiling frames the bath area and draws the eye, while a wall mounted mirror sits above the basin. The floor is finished with patterned vinyl in soft neutral tones, keeping the space practical and easy to maintain.

Additionally, there is the option for the remaining furniture to be included if desired, offering extra convenience for a buyer. Under cover parking is provided as part of the sale, and the property benefits from a long lease, with searches and the management pack already supplied to support a straightforward purchase process.

Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Heating system- Electric Central Heating

Council Tax Band- A

Approximately 979 years remaining on the lease

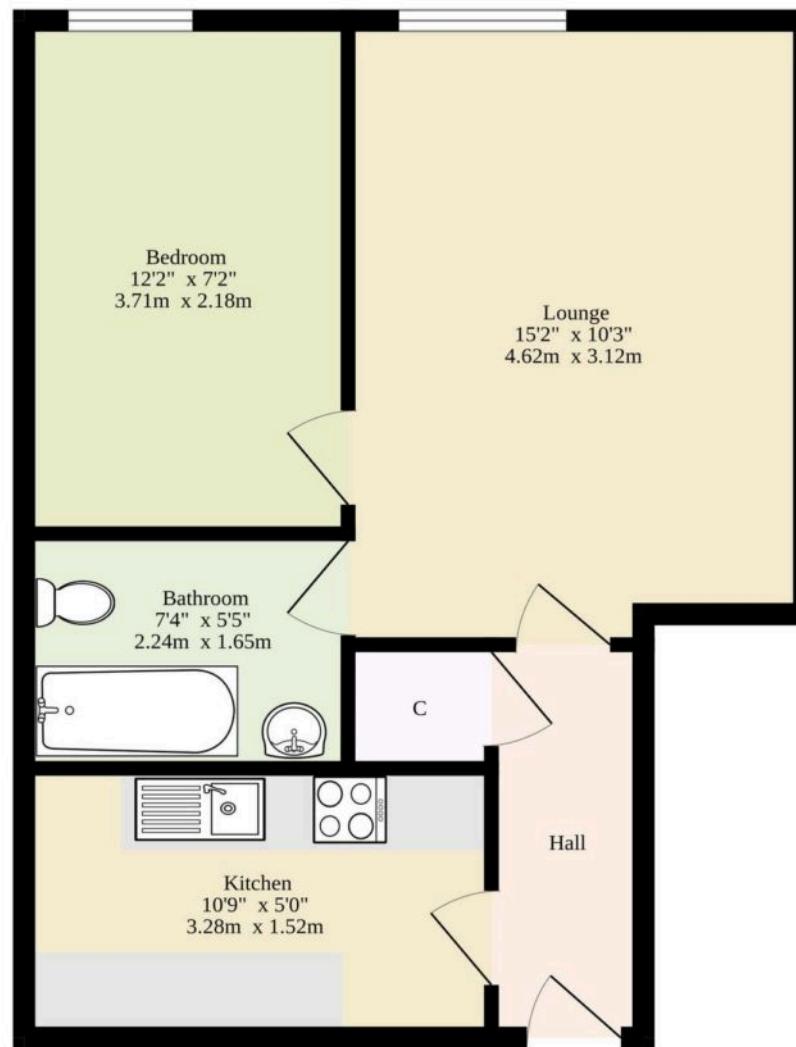
Ground rent is £50 per year

Maintenance fee is £1,200 per year

Fees are reviewed on 1 April each year



360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 360 sq.ft. (33.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Minors & Brady

Your home, our market



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