



## 19a Church Street, Dereham

£125,000 Leasehold

This one-bedroom ground-floor apartment, situated in the heart of a sought-after town centre location, presents an enticing opportunity for both first-time buyers and savvy investors alike. With a modern and convenient lifestyle in mind, this residence offers a comfortable living space and an array of amenities right on its doorstep.



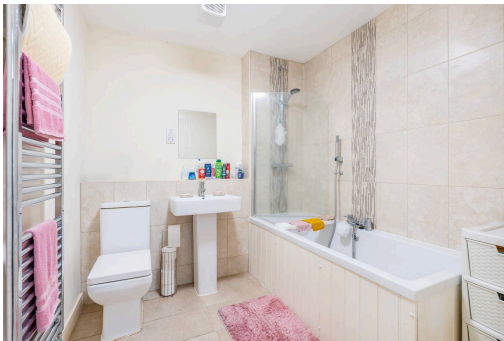
Location

Church Street, Dereham is ideally situated in the heart of Dereham, a thriving market town in the beautiful Norfolk countryside. This central location offers a perfect blend of convenience and charm, with an array of amenities right on your doorstep. Enjoy a variety of local shops, cafes, and restaurants, as well as larger supermarkets and retail options nearby. The property benefits from excellent transport links, including easy access to the A47, connecting you to Norwich and King’s Lynn. For outdoor enthusiasts, the area is surrounded by picturesque walking trails and green spaces, while Dereham's historic attractions, such as the Mid-Norfolk Railway, add to the town's appeal. Whether you're seeking a vibrant town atmosphere or a peaceful countryside escape, this location offers the best of both worlds.



Church Street

Stepping inside this contemporary abode, you are greeted by a private intercom entry system ensuring security and peace of mind. The entrance to the development is thoughtfully designed with electrically operated wrought iron security gates, setting the tone for a controlled and secure environment within the development.





Upon entering the apartment, you are welcomed into the entrance hall where to your right sits the open plan kitchen/lounge area - the heart of the home. The kitchen boasts a range of wall and floor mounted fitted units with integral appliances including an oven, hob, extractor hood, slimline dishwasher, and washing machine. The layout seamlessly flows into the inviting lounge area, offering a comfortable space for relaxation and entertainment.

The apartment also comprises a generously sized bedroom with built-in cupboard space. Completing the residence is a well-appointed bathroom featuring a suite comprising a low-level w.c, hand wash basin, and a bath with a shower attachment. Additional storage space is cleverly integrated into the hallway, maximising functionality and organisation within the property.

Adding to the appeal of this property are the communal garden areas, offering a tranquil setting for outdoor relaxation and enjoyment. With a variety of amenities, shops, and dining options moments away, this apartment presents a lifestyle of convenience and comfort in a prime town centre location.

### Agents Notes

We understand this property will be sold leasehold, connected to all main services.

Ground rent - £85/month

Maintenance fee - £150/year

Council Tax band: A

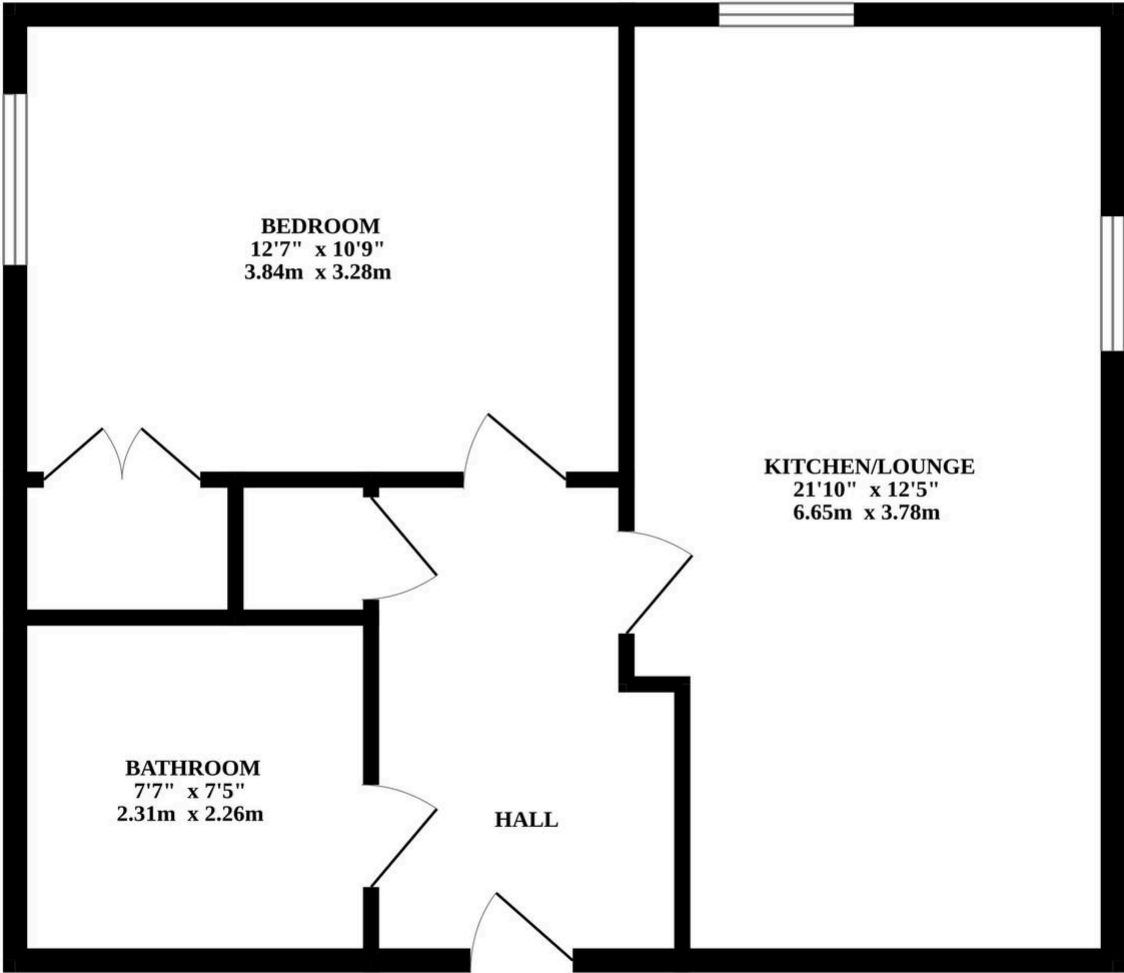
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR



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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