



**The Maltings, Dereham, NR19 2UH**

**welcome to**

## **The Maltings, Dereham**

William H Brown are now in receipt of an offer for the sum of £65,000 for Flat 5 The Maltings, Dereham, NR19 2UH. Anyone wishing to place an offer on the property should contact William H Brown, 3 Market Place, Dereham, NR19 2AW on 01362 692 238 prior to exchange of contracts.

### **Description**

A one bedroom apartment located within this grade II listed former Malting's building set within easy reach of town centre amenities and facilities. The property is offered for sale with NO UPWARD CHAIN and boasts electric heaters together with parking within the development.

In brief the accommodation comprises entrance hallway with intercom entry system, hallway, kitchen, lounge, bedroom and bathroom.

An early internal inspection is highly recommended to appreciate the accommodation and location offered.

### **The Accommodation**

#### **Entrance Hall**

#### **Lounge**

11' 10" max x 9' 7" min narrowing to 12' 5" ( 3.61m max x 2.92m min narrowing to 3.78m )  
Tv point, window to rear aspect.

#### **Bedroom**

16' 3" x 7' 10" ( 4.95m x 2.39m )  
window to rear aspect.

#### **Kitchen**

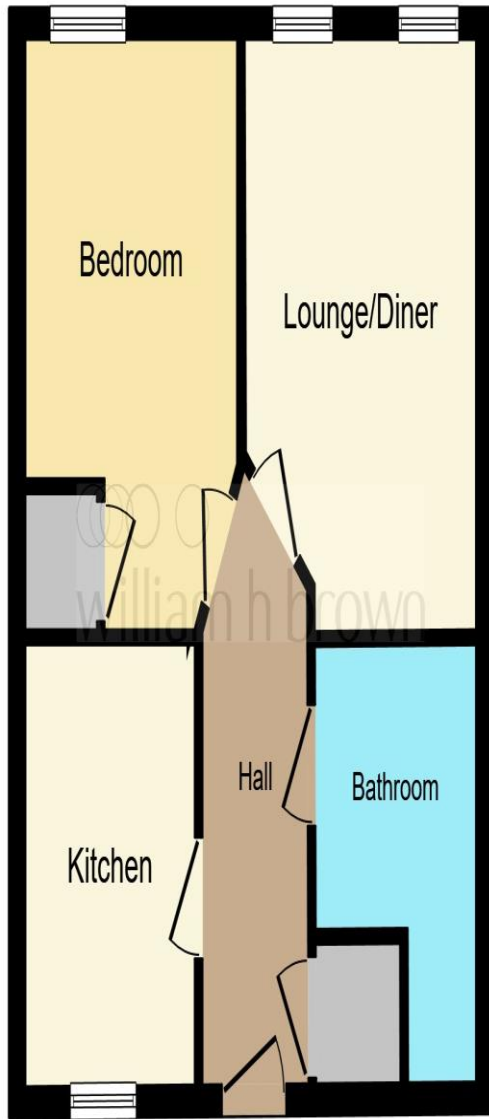
8' x 5' ( 2.44m x 1.52m )  
With a range of wall and floor mounted fitted kitchen units with work surfaces over, single drainer stainless steel sink unit, plumbing for washing machine, space for fridge freezer, window to communal landing.

### **Bathroom**

Low level W.C, hand wash basin, panel bath with shower over, tiled splashbacks and surrounds.

### **Agents Note**

We are informed the property is leasehold with a term of 125 years starting from 1 January 1992 (95 years remaining). We understand current ground rent is currently £40.00 per annum with service charges being £954.47 for the year.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**The Maltings,**  
**Dereham**

- NO ONWARD CHAIN
- One Bedroom Apartment
- Fitted Kitchen
- Electric Heating
- Allocated Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£65,000**

**directions to this property:**

From our William H Brown office in Dereham proceed into the Town towards the town's war memorial baring right over the controlled crossing into Wellington Road. Proceed along this road into Neatherd Road and take the right hand turn into the former Malting's development. The property can be found on the left hand side building accessed by the first set of stairs.



**view this property online** [williamhbrown.co.uk/Property/DRM114990](http://williamhbrown.co.uk/Property/DRM114990)



Property Ref:  
DRM114990 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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