



**The Maltings, Dereham, NR19 2UU**



**welcome to**

**The Maltings, Dereham**

A 2 double bedroom, split level apartment, offered for sale with NO ONWARD CHAIN, and located within the popular Maltings development in Dereham. The accommodation boasts a fitted kitchen, bay-fronted lounge/diner, electric wet boiler heating system and an allocated parking space.



## Description

We are excited to present to the market this 2 bedroom, first floor, split level apartment, located within this converted Grade II Listed former Maltings building, just a short walk from Dereham town centre's amenities and facilities.

Briefly, the internal accommodation comprises; entrance hall, fitted kitchen, bay-fronted lounge/diner, two double bedrooms and the bathroom. Coupled with the accommodation, the property further benefits from electric wet boiler heating system, some double glazed windows and secure intercom entry system. Outside, there is an allocated underground parking space.

Appealing to an assortment of buyers, including first time buyers, downsizers and investors alike, viewings are strongly advised!! Offered for sale with NO ONWARD CHAIN!!

## The Accommodation

### Communal Entrance Hall

Accessed by intercom entry system with entrance door leading to;

### Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, radiator, door opening to lounge and further door opening to;

### Kitchen

6' 9" x 6' 1" ( 2.06m x 1.85m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor over, space for fridge freezer, plumbing available for washing machine, vinyl flooring and window to front aspect.

### Lounge / Diner

15' 1" x 14' 9" ( 4.60m x 4.50m )

With fitted carpet flooring, built-in storage cupboard, airing cupboard housing hot water tank, two radiators and double glazed bay window to front aspect.

### First Floor Landing

With fitted carpet flooring and doors opening to both bedrooms and the bathroom.

### Bedroom One

14' 9" x 11' 7" ( 4.50m x 3.53m )

With fitted carpet flooring, radiator and double glazed window to front aspect.

### Bedroom Two

12' 7" x 9' 4" ( 3.84m x 2.84m )

With fitted carpet flooring, radiator and double glazed window to side aspect.

### Bathroom

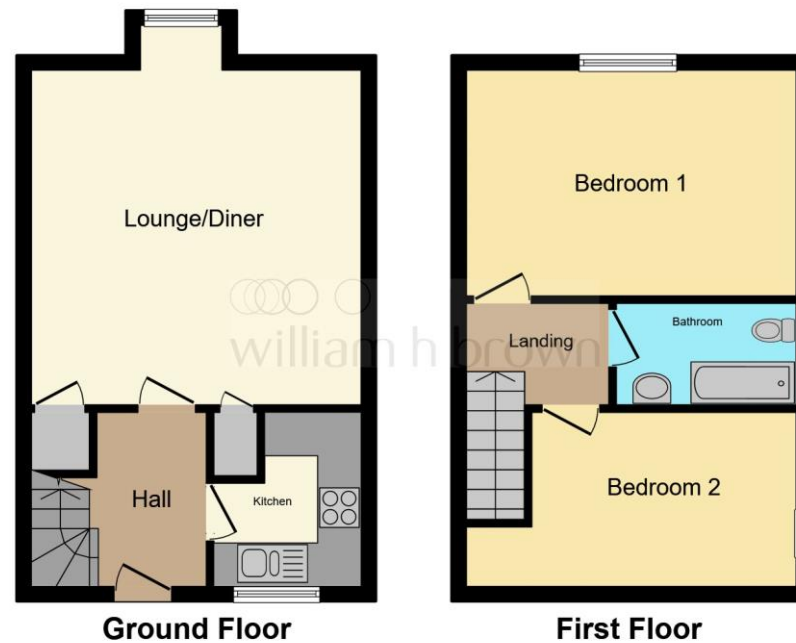
Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower head over, vinyl flooring and radiator.

### Outside

This property benefits from an allocated underground parking space.

### Agents Note

We understand from the vendor that this property is leasehold; The lease length is 999 years from 1 January 2005. The current ground rent is £50.00 per annum and the service charge is approximately £838.01 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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.



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welcome to

## The Maltings, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom Split Level Apartment
- Bay-Fronted Lounge/Diner
- Electric Wet Boiler Heating System
- Allocated Underground Parking Space
- Secure Intercom Entry System
- Situated Within Walking Distance Of Dereham Town Centre
- Perfect For First Time Buyers Or Buy-To-Let Investors

Tenure: Leasehold EPC Rating: Exempt

**£120,000**

### directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Follow the road over the controlled crossing into Wellington Road and continue into Neatherd Road. Proceed over the traffic lights and turn immediately right into The Maltings development.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
DRM115849 - 0005

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.

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