



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

**welcome to**

## **The Maltings, Dereham**

1 double bedroom upper ground floor flat, offered for sale with NO ONWARD CHAIN, and located within the popular Maltings development in Dereham. The property boasts a secure intercom entry system, welcoming lounge, fitted kitchen and an allocated underground parking space. >> TENANT IN SITU!



## Description

We are excited to present to the market this 1 double bedroom upper ground floor flat, located within the popular Maltings building, just walking distance of Dereham town centre.

In brief, the internal accommodation comprises; entrance hall, generous lounge, fitted kitchen, double bedroom with built-in storage cupboard space and the bathroom. Coupled with the accommodation, the property further benefits from electric wet radiator system, double glazed windows and secure intercom entry system. Outside, there is an allocated underground parking space which provides off road parking.

## The Accommodation

### Communal Entrance Hall

Accessed by intercom entry system with double glazed entrance door opening to;

### Entrance Hall

With fitted carpet flooring and doors opening to lounge, kitchen and bathroom.

### Living Room

16' 1" x 9' 3" ( 4.90m x 2.82m )

With fitted carpet flooring, two radiators, window to rear aspect and door opening to bedroom.

### Kitchen

8' 2" x 7' 5" ( 2.49m x 2.26m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap above, tiled splashbacks, fitted single electric oven, inset electric hob with extractor hood over, space for fridge freezer, plumbing available for washing machine, tiled effect flooring, radiator and internal fixed window to front aspect.

### Bedroom One

14' 6" x 8' 4" ( 4.42m x 2.54m )

With fitted carpet flooring, built in storage cupboard housing hot water cylinder, radiator and window to rear aspect.

## Bathroom

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

## 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 £1,104.31 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

## Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Maltings, Dereham

- NO CHAIN >> TENANTS IN SITU
- 1 Bedroom Upper Ground Floor Flat
- Fitted Kitchen And Bathroom
- Electric Wet Radiator System
- Allocated Underground Parking Space
- Popular Development Close To Dereham Town Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£90,000**

### 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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Property Ref:  
DRM116380 - 0006

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