



**York Place, Dereham, NR19 2BW**



**welcome to**

**York Place, Dereham**

>> 75% SHARED OWNERSHIP!! Introducing a beautifully presented 1 bedroom first floor apartment, exclusive to over 55's and located within easy walking distance of Dereham town centre. Further boasting open-plan living accommodation, communal gardens & on-site parking!



## Description

Nestled in a vibrant community, this modern shared ownership property is specifically designed for those aged 55 and over, offering a perfect blend of independence and connection. The property sits within easy walking distance of Dereham town centre and is available to purchase on a 75% share.

The home features a welcoming entrance hall with built-in storage space, open-plan kitchen/lounge with some integrated appliances and an abundance of natural lighting, 12' bedroom, and shower room. Residents can enjoy beautifully landscaped communal gardens, fostering a sense of community and providing a tranquil escape for leisurely strolls or social gatherings. Coupled with the accommodation, the property further benefits from the remainder of its NHBC guarantee, gas fired central heating and double glazed windows.

With its convenient location near local amenities, this property offers a unique opportunity for a fulfilling lifestyle in a supportive environment. Offered for sale with NO ONWARD CHAIN, viewings are essential.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, built-in storage cupboard, loft access and vertical radiator. Doors opening to all rooms.

### Lounge

12' 3" x 9' 8" ( 3.73m x 2.95m )

Wood effect flooring, radiator and dual aspect double glazed windows to side and rear aspects. Open-plan access to;

### Kitchen

11' 9" x 9' 9" ( 3.58m x 2.97m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with concealed extractor, integrated fridge freezer, space for washing machine, wood effect flooring, inset ceiling spotlights, radiator and double glazed window to rear aspect.

### Bedroom

12' 8" x 10' ( 3.86m x 3.05m )

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

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, vinyl flooring, heated towel rail and double glazed obscure glass window to front aspect.

### Outside

There is a small car park with unallocated parking spaces, along with permit parking available for one car.

Within the community, there are attractive communal gardens with patio seating area, perfect for outside relaxing. The remainder is laid to lawn with a variety of plant beds, adding a touch of natural greenery.

### Agents Note

Please note the listing price shown of £105,000 is a 75% share, based on the full market value of £140,000. We understand this property is leasehold. The lease length is 125 years from 25 March 2028. The current service charge is approximately £1,843.56 per annum and the sinking fund is approximately £563.76 per annum. Further details of this can be obtained from your conveyancer at the time of purchase.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, 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.

## directions to this property:

From Dereham town centre proceed to the War Memorial and bear left down Swaffham Hill. Take the first turning left into Becclesgate and continue to the end of the road. The entrance for York Place can be found on the left hand side.



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welcome to

## York Place, Dereham

- Modern 1 Bedroom First Floor Apartment
- Shared Ownership Home For Over 55's
- Open-Plan Kitchen/Lounge
- Gas Central Heating And Double Glazed Windows
- Remainder Of NHBC Warranty
- Attractive Communal Gardens
- On-Site Parking Available
- Stones Throw Away From Town Centre

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

**£105,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM114559 - 0002

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.



william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**