



The Maltings, Dereham, NR19 2UH

welcome to

The Maltings, Dereham

>> NO ONWARD CHAIN! A well-presented 2 double bedroom split level flat, located within this popular Grade II listed building within easy access of local amenities. The property boasts a 15' lounge, fitted kitchen & bathroom, electric heating, double glazed windows & an allocated parking space!



Description

We are excited to present to the market this 2 double bedroom, split level flat, located within this converted Grade II Listed former Maltings building, offering easy access of Dereham town centre amenities and facilities.

Briefly, the internal accommodation comprises; entrance hall with built-in storage space, fitted kitchen with built-in electric oven, 15' lounge, two double bedrooms and the three piece bathroom suite. Coupled with the accommodation, the property further benefits from electric heating, double glazed windows and secure intercom entry system. Outside, the property boasts 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 double glazed entrance door leading to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, door opening to lounge and opening to;

Kitchen

7' 3" x 6' 3" (2.21m x 1.91m)

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

Lounge

15' 1" x 14' (4.60m x 4.27m)

Fitted carpet flooring, built-in storage cupboard, two radiators and double glazed window to rear aspect.

First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms and bathroom.

Bedroom One

13' 9" x 10' 3" (4.19m x 3.12m)

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

Bedroom Two

10' 7" x 9' 5" (3.23m x 2.87m)

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 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 £1,150.20 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.

directions to this property:

From our 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.



view this property online williamhbrown.co.uk/Property/DRM117077



welcome to

The Maltings, Dereham

- NO ONWARD CHAIN
- 2 Double Bedroom Split Level Flat
- Fitted Kitchen And Bathroom
- Electric Heating And Double Glazed Windows
- Secure Intercom Entry System
- Allocated Underground Parking Space
- Easy Walking Distance To Dereham Town Centre
- Ideal For First Time Buyers Or Buy-To-Let Investors!

Tenure: Leasehold EPC Rating: Exempt

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.

£115,000

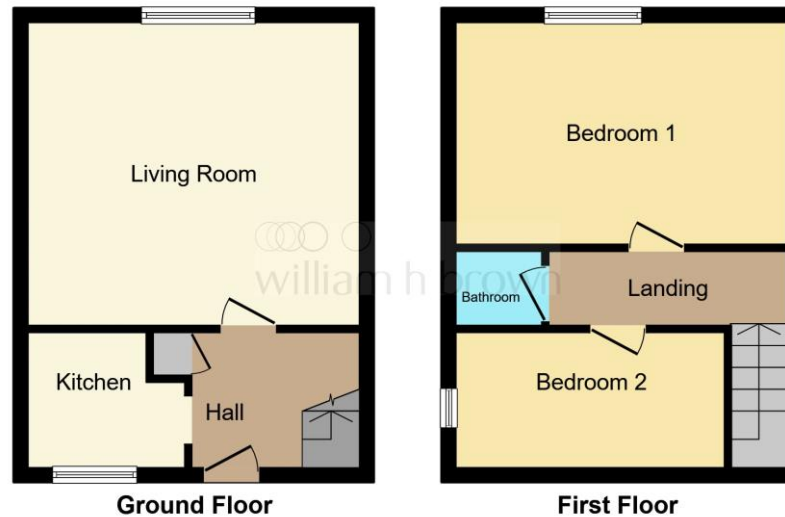
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Property Ref:
DRM117077 - 0002

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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



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