



Constable Court, Commercial Road, Dereham, NR19 1FF

welcome to

Constable Court, Commercial Road, Dereham

An extremely well-presented 2 bedroom first floor apartment, located just a stone's throw away from Dereham amenities and facilities. Offered for sale with NO ONWARD CHAIN, and boasting underfloor heating, welcoming lounge, fitted kitchen & bathroom and allocated parking. Must view home!



Description

We are excited to welcome to the market this beautifully presented 2 bedroom first floor apartment, located within a popular complex within easy walking distance of Dereham town centre amenities and facilities.

In brief, the internal accommodation comprises; inviting entrance hall, cosy lounge, fitted kitchen with built-in oven and hob, two bedrooms and the family bathroom suite. Outside, the property benefits from an allocated off-road parking space. Coupled with the accommodation, the property further benefits from electric under-floor heating and UPVC double glazed windows throughout.

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

The Accommodation

Double glazed external entrance door opening to;

Communal Entrance

Communal hallway and staircase leading to the private entrance door, which opens to;

Entrance Hall

Wood effect flooring, underfloor heating, intercom entry system, telephone point, airing cupboard housing hot water tank and doors opening to all rooms.

Lounge

13' 2" x 10' (4.01m x 3.05m)

Wood effect flooring, underfloor heating, double glazed window to rear aspect and opening to;

Kitchen

7' 7" x 8' 4" (2.31m x 2.54m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor over, space for free standing fridge freezer, space for washing machine, wood effect flooring, underfloor heating and two double glazed windows to rear aspect.

Bedroom One

14' 4" x 8' 1" (4.37m x 2.46m)

Wood effect flooring, underfloor heating and double glazed window to front aspect.

Bedroom Two

10' 9" x 6' 5" (3.28m x 1.96m)

Wood effect flooring, underfloor heating and double glazed window to front aspect.

Family Bathroom

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

Outside

The property benefits from an allocated off-road parking space.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 years from 25 December 2006. The current ground rent is £50.00 per annum and the service charge is approximately £586.75 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, 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 William H Brown Dereham office, proceed into the town centre and bear right at the War Memorial. Continue over the controlled crossing onto Wellington Road and take the first right hand turn into Cowper Road. Proceed straight over the traffic lights onto Commercial Road and take the right hand turn opposite the police station. Take the immediate right hand turn into Constable Court residential parking area where the property can be found.



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welcome to

Constable Court, Commercial Road, Dereham

- *NO ONWARD CHAIN*
- Modern 2 Bedroom First Floor Apartment
- Fitted Kitchen And Bathroom
- Electric Underfloor Heating
- UPVC Double Glazed Windows
- Allocated Parking Space
- Walking Distance Of Town's Amenities
- Ideal For First Time Buyers Or Buy-To-Let Investors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117302 - 0003

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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