



The Maltings, Dereham NR19 2UU

welcome to

The Maltings, Dereham

>> CALLING INVESTORS! A One double bedroom first 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, lounge, fitted kitchen, bathroom and an allocated underground parking space.



We are excited to present to the market this 1 double bedroom first floor flat, located within this converted Grade II Listed former Maltings building, offering easy access of Dereham town centre amenities and facilities.

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

Offered for sale with NO ONWARD CHAIN, this property is ideal for buy-to-let investors!

The Accommodation

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

Communal Entrance Hall

Double glazed door opening to;

Entrance Hall

Fitted carpet flooring and access to all rooms.

Kitchen

8' 5" x 7' 9" (2.57m x 2.36m)

A range of wall and floor mounted base 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 over, space for fridge freezer, space for washing machine, vinyl flooring and window to front aspect.

Lounge

16' 5" x 9' 1" (5.00m x 2.77m)

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

Bedroom

12' 8" x 8' 5" (3.86m x 2.57m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, fitted carpet 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 1992. The current ground rent is approximately £1,080 per annum and the service charge is £1,080 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.



Total floor area 40.0 m² (431 sq.ft.) approx

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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The Maltings, Dereham

- ****NO ONWARD CHAIN****
- 1 Double Bedroom First Floor Flat
- Modern Fitted Kitchen And Bathroom
- Built-In Wardrobes To Bedroom
- Electric Heating And A Range Of Double Glazed Windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1080.00

Ground Rent: 1080.00

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.

£80,000

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117470 - 0004

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.



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