

Erwin Court, Dereham, NR19 1GF

william h brown

welcome to

Erwin Court, Dereham

Modern Two-Bedroom Ground Floor Apartment ideally located within walking distance of Dereham town centre. Featuring a bright lounge, fitted





We are delighted to present this bright and modern two-bedroom ground floor apartment, ideally situated within walking distance of Dereham town centre and its excellent range of shops, schools, restaurants, and local amenities.

The property is accessed via a welcoming entrance hallway, leading to a well-appointed kitchen featuring fitted cupboards, an integrated fridge, fitted gas hob, electric oven, and space for additional appliances. The lounge is flooded with natural light, creating a comfortable and inviting living space. There are two well-proportioned bedrooms, along with a stylish four-piece family bathroom comprising a bath, walk-in shower, wash basin, and WC.

Externally, the apartment benefits from an allocated off-road parking space within the communal car park, providing convenient and secure parking.

This low-maintenance home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-positioned property in a popular and convenient location close to the heart of Dereham.







view this property online williamhbrown.co.uk/Property/DRM116765

welcome to

Erwin Court, Dereham

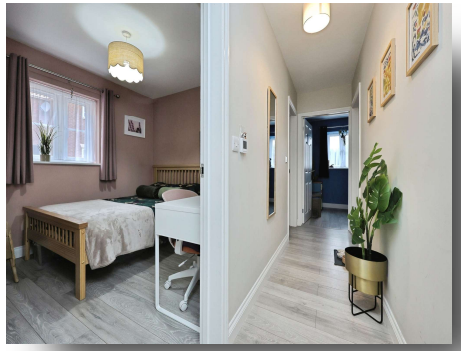
- Ground Floor Apartment
- Two Well-Proportioned Bedrooms
- Bright Lounge
- Modern Fitted Kitchen with Integrated Fridge
- Four-Piece Family Bathroom

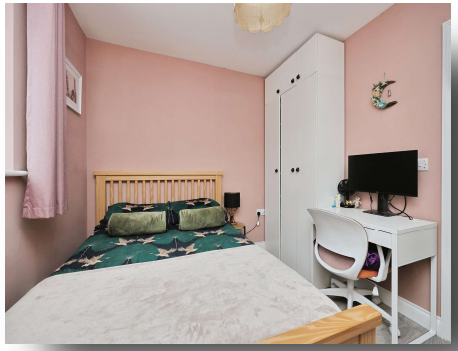
Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

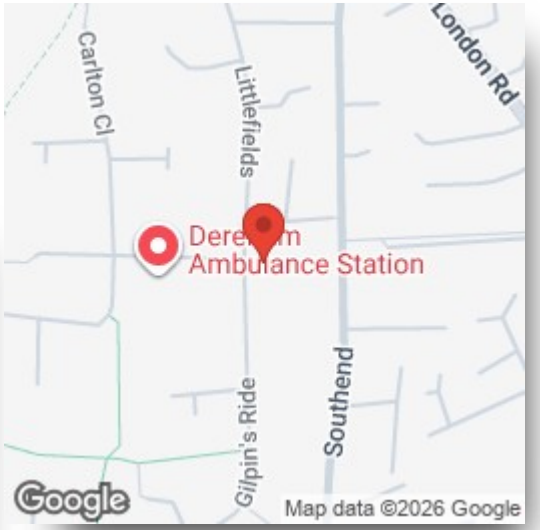
guide price

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM116765

The Property Ombudsman

Property Ref:
DRM116765 - 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

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.