



Flat 166 The Maltings

£110,000

This well-presented split-level apartment is situated close to the town centre, making it ideal for those looking to be close to local amenities.

The property benefits from a fitted kitchen with ample storage and workspace, spacious living room and entrance hallway, along with two bedrooms and a bathroom suite.

Additional advantages include an underground parking space, double-glazed windows, and new carpets throughout.

Services

Electric heating. Mains water, drainage, and electricity are connected.

Leasehold Information:

Years remaining: Approx. 978

Annual Service Charge: £1,189.35

Ground Rent: £50 per annum



Situation

Dereham is a thriving market town situated approximately 18 miles west of Norwich with fast and easy access along the A47 trunk road. Dereham itself has excellent local shops, schools and many other amenities.

Directions

Leave Dereham Market Place by bearing right at the War Memorial and proceeding into Wellington Road. Continue onto Neatherd Road, and just after going through the traffic lights, turn right into The Maltings development. The property will be found at the far end (last set of steps) on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

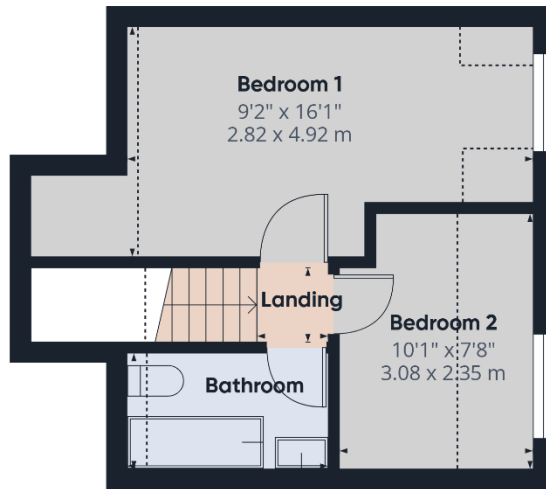
This property is being marketed by our Dereham office and the property reference is AD0574.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

567 ft²
52.7 m²

Reduced headroom

61 ft²
5.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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