



The Maltings, Dereham, NR19 2UH

welcome to

The Maltings, Dereham

>> CALLING FIRST TIME BUYERS & INVESTORS! An inviting 1 double bedroom upper floor flat, situated within this popular grade II listed building, just walking distance of Dereham town centre. Boasting a stylish fitted kitchen, lounge, bathroom suite & allocated underground parking space.



Description

We are pleased to present to the market this beautifully presented upper floor 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, fitted kitchen with space for a range of appliances, inviting lounge/dining space, good-sized 17' bedroom and the bathroom suite. Coupled with this accommodation, the property further benefits from storage heating. Outside, the property benefits from an allocated underground parking space.

Presented in excellent decorative order throughout and appealing to an assortment of buyers, internal viewings are highly recommended!

The Accommodation

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

Communal Entrance Hall

Double glazed door opening to;

Entrance Hall

Wood effect flooring, airing cupboard housing the hot water cylinder, doors opening to lounge, bedroom and bathroom, and archway to;

Kitchen

7' 9" x 7' 1" (2.36m x 2.16m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, space for washing machine, tiled flooring and timber framed window to front aspect.

Lounge

16' 2" x 10' 11" (4.93m x 3.33m)

Wood effect flooring, exposed beam, storage heater and two timber framed windows to rear aspect.

Bedroom One

17' x 7' 9" (5.18m x 2.36m)

Wood effect flooring, exposed beam, storage heater and timber framed 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, wood effect flooring and mounted heater.

Outside

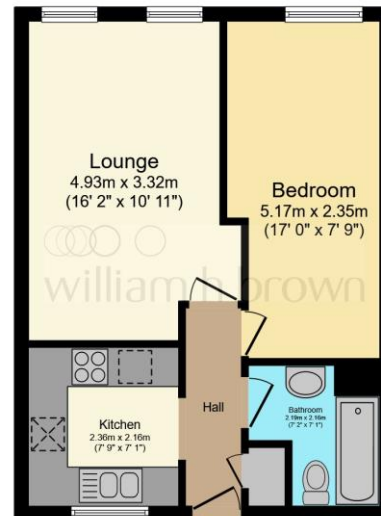
This property benefits from an allocated underground parking space.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 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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welcome to

The Maltings, Dereham

- Modern Upper Floor Flat
- 17' Double Bedroom
- Stylish Fitted Kitchen
- Welcoming Lounge
- Allocated Underground Parking Space
- Economy 7 Storage Heating
- Easy Access To Town Centre

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 1080.00

Ground Rent: 1080.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000 - £95,000



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:
DRM117386 - 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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk