



Constable Court, Commercial Road, Dereham, NR19 1FF

welcome to

Constable Court, Commercial Road, Dereham

A well-presented two-bedroom second-floor apartment situated in the heart of Dereham town centre. Offering a spacious lounge, fitted kitchen, two generous bedrooms, a private balcony to the principal bedroom, and a modern shower room. Ideally located within walking distance of local amenities.



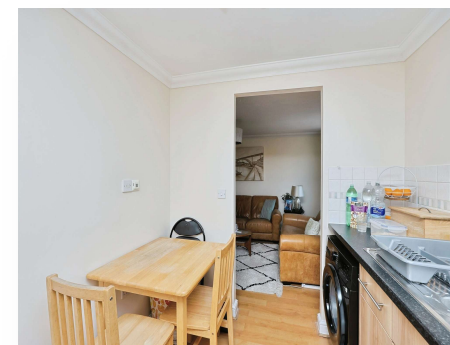
We are delighted to bring to the market this well-presented two-bedroom second-floor apartment, ideally situated in the heart of Dereham town centre, within easy walking distance of a wide range of local amenities, shops, supermarkets, cafés, and transport links.

The accommodation is arranged across a single floor and is accessed via an entrance hallway. The property offers a spacious and light-filled lounge, providing an excellent space for relaxing and entertaining. The kitchen is fitted with a range of wall and base units, an electric hob and oven, and offers space for additional appliances.

There are two generously sized bedrooms, with the principal bedroom benefiting from access to a private rear-facing balcony. Completing the accommodation is a modern family bathroom featuring a large walk-in double shower.

This property would make an ideal first-time purchase, investment opportunity, or low-maintenance home in a highly convenient central location.

Agents Note



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welcome to

Constable Court Commercial Road

- Two-bedroom second-floor apartment
- Town centre location
- Walking distance to local amenities
- Spacious lounge
- Fitted kitchen with electric hob and oven

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1220.00

Ground Rent: 100.00

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 in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118268 - 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.

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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