



## 23A Church Street

**Guide Price £90,000 - £100,000**

This second-floor flat offers modern, low-maintenance living in the town centre. The property features a bright open-plan kitchen/living room, a generously sized double bedroom, along with a stylish bathroom suite.

Situated just moments away from a range of local amenities, transport links, and shops, this property provides excellent accessibility and lifestyle convenience.

Offered to the market with no onward chain, it presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

**N.B. Please note this property is 'sold as seen' as the information we have on the property is limited.**

### Services

Gas central heating. Mains water, drainage, and electricity are connected.

### Leasehold Information:

Years remaining: Approx. 140 years remaining

Ground Rent per annum: £150.00

Monthly Service Charge: £85.00



## Directions

To find the property, leave our office by turning right out of the door and proceed to the end of Quebec Street then turn right onto Church Street. The property will be found on the left hand side after a short distance.

## Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

**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 AD0540.

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.





Approximate total area<sup>(1)</sup>  
 553 ft<sup>2</sup>  
 51.5 m<sup>2</sup>

Reduced headroom  
 59 ft<sup>2</sup>  
 5.5 m<sup>2</sup>

(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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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