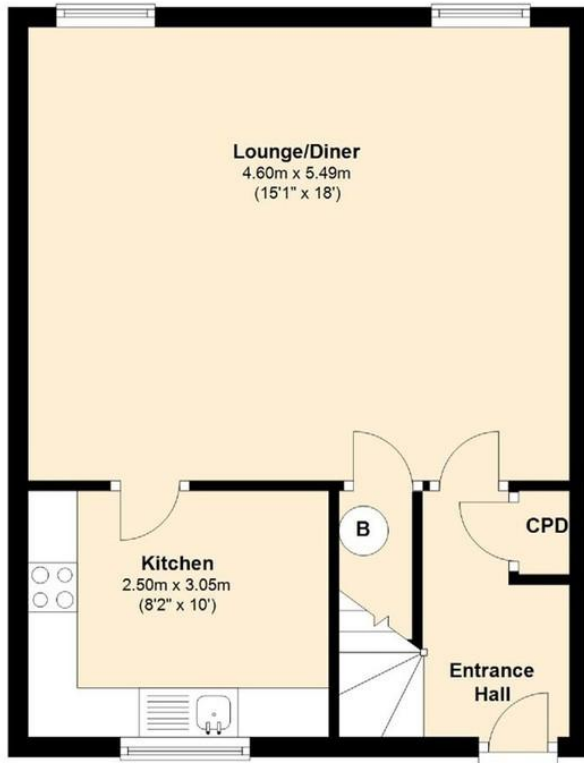


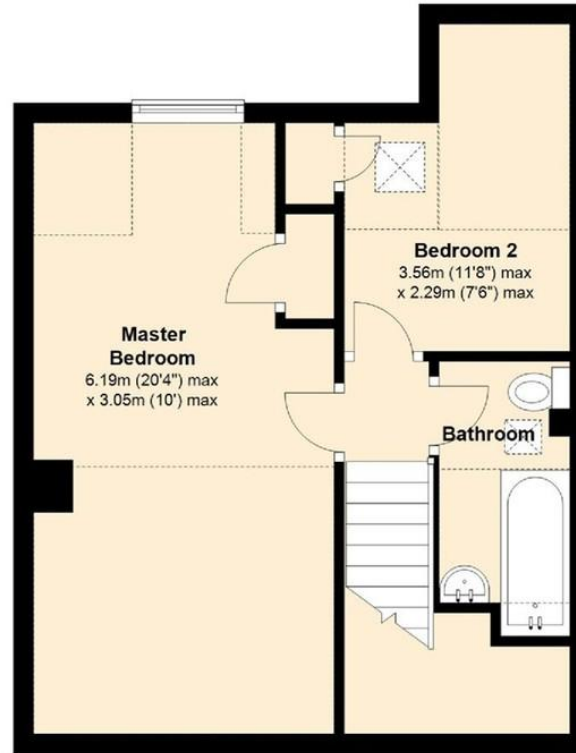
First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Second Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Outside The Maltings complex is adjacent to the Dereham to Wymondham hobby railway line which sees occasional steam and diesel locomotives transporting passengers for pleasure between the towns.

The property offers an allocated underground parking space and shared bin storage.

Agents Note: There are sloped ceilings to some of the accommodation. *We have been informed the property is leasehold, ground rents and service charges apply, please seek full clarification from your legal representative.

Directions From Market Place in Dereham, exit the roundabout onto Theatre Street, turn right into Wellington Road and continue onto Neatherd Road. Turn right into Matsell Way where the property can be found on the left hand side.

EPC Current 66 Potential 66

01362 696 633

dereham@hammondlee.co.uk

www.hammondlee.co.uk

4 The Old Eagle, Market Place, Dereham, Norfolk,



Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Buy-to-let investors only! This lovely leasehold, split level apartment is in the converted and characterful former maltings, close to Dereham town centre and numerous amenities, with a tenant in situ. With 2 bedrooms, 18' lounge/diner, fitted kitchen and allocated underground car parking space.

Flat 145, The Maltings

Dereham | Norfolk | NR19 2UU

Guide £100,000

Guide Price £100,000 - £110,000

Leasehold property*

Split Level Apartment

2 bedrooms, both with built in storage

Generous 18' lounge/diner

Fitted kitchen with wood effect units

Family bathroom with modern suite & skylight

Secure phone entry system

Allocated underground car parking space

Within easy reach of numerous local amenities including a supermarket



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Residential Sales & Lettings