The Maltings, Dereham, NR19 2UU

william
h brown

welcome to

The Maltings, Dereham

>> NO ONWARD CHAIN! A well presented one bedroom upper floor flat, located within this converted Grade II Listed former Maltings building, close to Dereham town centre amenities and facilities. Offering a lounge/diner, fitted kitchen, allocated parking & intercom controlled entry system!

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

Communal Entrance Hall
Double glazed door opening to;

Entrance Hall
Tiled flooring, built-in storage cupboard also housing hot water tank and doors opening to all rooms.

Kitchen
8' 6" x 6' 2" (2.59m x 1.88m)
A range of wall and base units with rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, space for washing machine, tiled flooring and window to front aspect.

Lounge/Diner
16' 8" x 9' 9" (5.08m x 2.97m)
Wood effect flooring, storage heater and two windows to rear aspect.

Bedroom
12' 10" x 7' 10" (3.91m x 2.39m)
Wood effect flooring, built-in storage cupboard, storage heater and window to rear aspect.

Bathroom
Three piece suite comprising low level w.c, hand wash basin, panelled bath with shower head over, tiled splashbacks and tiled flooring.

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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

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- NO ONWARD CHAIN!
- 1 Bedroom Upper Floor Flat
- Fitted Kitchen And Bathroom
- 16'8 Lounge/Diner
- Economy 7 Storage Heating

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.

offers in excess of

£70,000

directions to this property:

From 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

view this property online williamhbrown.co.uk/Property/DRM117533

The Property Ombudsman

Property Ref:
DRM117533 - 0008

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.

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