



**The Maltings, Dereham, NR19 2UH**

***welcome to***

## **The Maltings, Dereham**

We are delighted to offer this well-presented one-bedroom apartment within the highly sought-after Maltings development. Offering bright and spacious accommodation, including a comfortable lounge, fitted kitchen, generous bedroom with built-in wardrobes, and bathroom.



We are delighted to offer for sale this well-presented one-bedroom apartment, situated within the highly soughtafter Maltings development.

The accommodation comprises a welcoming entrance hallway leading through to a bright and comfortable lounge enjoys a window to the front aspect, providing plenty of natural light. Door to the fitted kitchen, complete with a range of wall and base units, electric hob and oven, and space for additional appliances. The property further benefits from a generous bedroom with built-in wardrobes, offering excellent storage, and a three-piece bathroom with shower over bath.

Presented in excellent condition throughout, this attractive apartment would make an ideal first-time purchase, investment opportunity, or low-maintenance home for those looking to downsize. Conveniently located within easy reach of local amenities and transport links, early viewing is highly recommended.



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welcome to

## The Maltings, Dereham

- Well-presented one-bedroom apartment
- Bright and spacious lounge
- Fitted kitchen with electric hob and oven
- Generous double bedroom with built-in wardrobes
- Modern three-piece shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM118266 - 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.



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