



**The Maltings, Dereham NR19 2UU**

**welcome to**

## **The Maltings, Dereham**

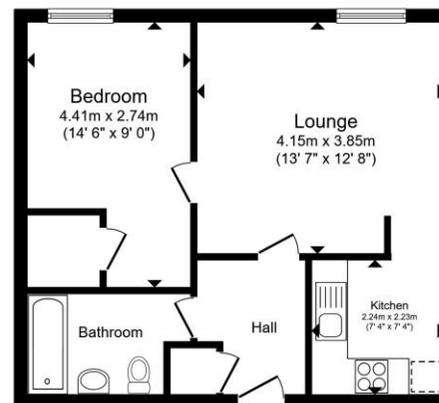
A very well-presented 1 double bedroom first floor flat, offered for sale with NO ONWARD CHAIN, and located within the popular Maltings development in Dereham. The property boasts a secure intercom entry system, welcoming lounge, fitted kitchen and an allocated underground parking space!



We are excited to present to the market this 1 double bedroom first floor flat, presented in great decorative order throughout and located within the popular Maltings building, just walking distance of Dereham town centre.

In brief, the internal accommodation comprises; entrance hall, generous lounge, fitted kitchen, double bedroom with built-in wardrobe space and the bathroom. Coupled with the accommodation, the property further benefits from electric heating system, double glazed windows and secure intercom entry system. Outside, there is an allocated underground parking space which provides off road parking.

**Offered for sale with NO ONWARD CHAIN, this property is ideal for first time buyers or buy-to-let investors!**



Floor Plan

Total floor area 43.3 m<sup>2</sup> (466 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## The Maltings, Dereham

- NO ONWARD CHAIN!
- 1 Bedroom First Floor Flat
- Electric Heating
- Double Glazed Windows
- Secure Intercom Entry System

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 838.01

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117917 - 0002

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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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