



# 12A Aldiss Court

£90,000

This spacious first-floor apartment offers an excellent opportunity for buyers seeking a well-located home with convenience and comfort in mind.

Situated in a desirable town centre location, the property is perfectly placed for easy access to local shops, amenities, and transport links.

The accommodation comprises a bright and welcoming lounge, ideal for both relaxing and entertaining, alongside a fitted kitchen designed for practicality and everyday living.

There are two well-proportioned bedrooms, providing flexible space for a couple, small family, or those working from home. A modern bathroom completes the interior, finished to a clean and contemporary standard.

Externally, the property benefits from an off-road parking space, a valuable feature in such a central location.

Offered with no onward chain, this apartment presents a straightforward purchase and is ideal for first-time buyers, investors, or those looking to downsize.

## Leasehold Information:

Years remaining: Approx. 57 years

Annual Service Charge: £TBC

Ground Rent: TBC



## Services

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

## Situation

Dereham is a thriving market town situated approximately 18 miles west of Norwich with fast and easy access along the A47 trunk road. Dereham itself has excellent local shops, schools and many other amenities.

## Directions

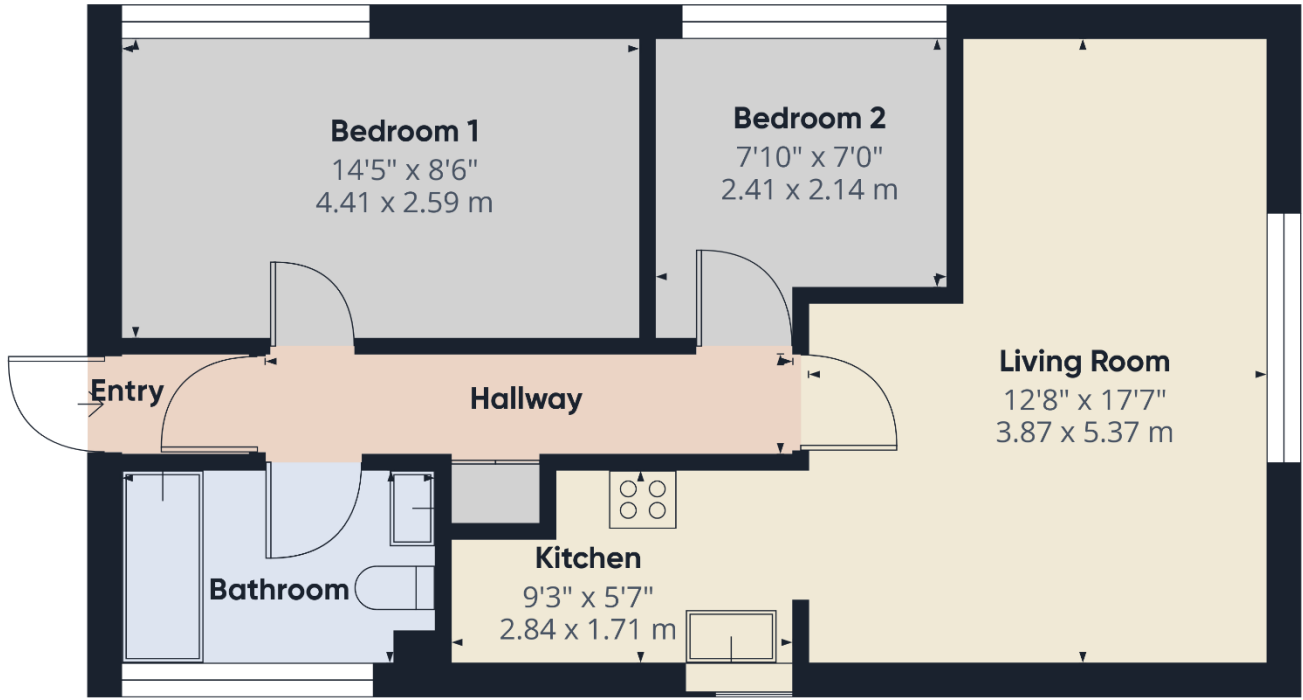
On Foot - Leave the office and proceed down Quebec Street onto Church Road. Proceed through the access to the right-hand side of Myhills Pet Store and the property will be found on the left-hand side.

**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 AD0618.

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.



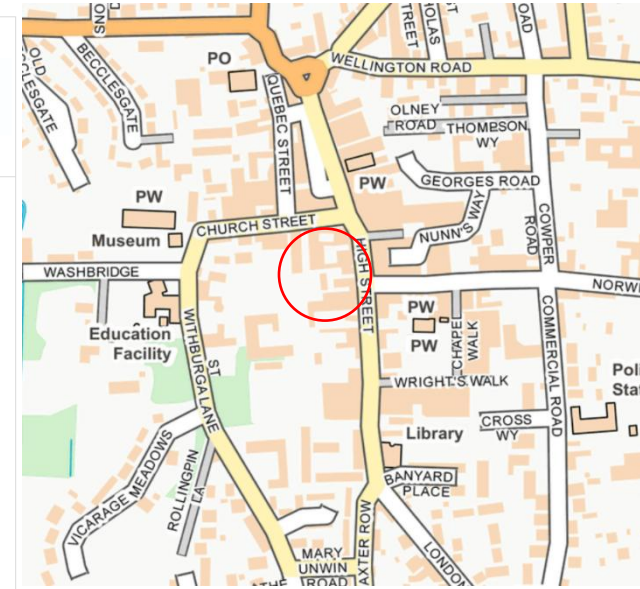


Approximate total area<sup>m</sup>  
565 ft<sup>2</sup>  
52.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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