



**The Maltings, Dereham, NR19 2UU**

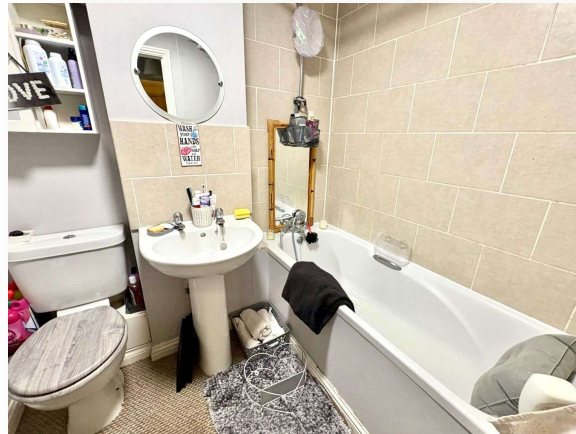
**welcome to**

## **The Maltings, Dereham**

We are excited to present to the market this 1 double bedroom first floor flat, located within this converted Grade II Listed former Maltings building, offering easy access of Dereham town centre amenities and facilities.

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 buy-to-let investors!





## The Accommodation

### Communal Entrance Hall

### Entrance Hall

### Kitchen

8' 5" x 7' 9" ( 2.57m x 2.36m )

### Lounge

16' 5" x 9' 1" ( 5.00m x 2.77m )

### Bedroom

12' 8" x 8' 5" ( 3.86m x 2.57m )

### Bathroom

### Outside

### Agents Note

### Location

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.focalagent.com](http://www.focalagent.com)

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## The Maltings, Dereham

- **\*\*NO ONWARD CHAIN\*\***
- 1 Double Bedroom First Floor Flat
- Modern Fitted Kitchen And Bathroom
- Built-In Wardrobes To Bedroom
- Electric Heating And A Range Of Double Glazed Windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1080.00

Ground Rent: 1080.00

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.

guide price

**£70,000**

### directions to this property:

From our 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/DRM117470](http://williamhbrown.co.uk/Property/DRM117470)



Property Ref:  
DRM117470 - 0008

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