



**Constable Court, Commercial Road, Dereham, NR19 1FF**

*welcome to*

**Constable Court, Commercial Road, Dereham**

A well-presented two-bedroom second-floor apartment situated in the heart of Dereham town centre. Offering a spacious lounge, fitted kitchen, two generous bedrooms, a private balcony to the principal bedroom, and a modern shower room. Ideally located within walking distance of local amenities.



We are delighted to bring to the market this well-presented two-bedroom second-floor apartment, ideally situated in the heart of Dereham town centre, within easy walking distance of a wide range of local amenities, shops, supermarkets, cafés, and transport links.

The accommodation is arranged across a single floor and is accessed via an entrance hallway. The property offers a spacious and light-filled lounge, providing an excellent space for relaxing and entertaining. The kitchen is fitted with a range of wall and base units, an electric hob and oven, and offers space for additional appliances.

There are two generously sized bedrooms, with the principal bedroom benefiting from access to a private rear-facing balcony. Completing the accommodation is a modern family bathroom featuring a large walk-in double shower.

This property would make an ideal first-time purchase, investment opportunity, or low-maintenance home in a highly convenient central location.



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welcome to

## Constable Court, Commercial Road,

- Two-bedroom second-floor apartment
- Town centre location
- Walking distance to local amenities
- Spacious lounge
- Fitted kitchen with electric hob and oven

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1220.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM118268 - 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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