



York Place, Dereham NR19 2BW

welcome to

York Place, Dereham

>> 75% SHARED OWNERSHIP! A 1 bedroom ground floor apartment, exclusive to over 55's and located just a stones throw away from Dereham town centre. Offered for sale with no onward chain, open-plan living space, convenient shower room, attractive communal gardens & permit parking!!



Situated within a well-regarded over 55's assisted living development, this modern 1-bedroom ground floor apartment offers convenient and low-maintenance living with the benefit of communal facilities and gardens, all just a short walk from Dereham town centre.

Built in 2018, the home comprises an entrance hall, a spacious open plan kitchen/dining/living area, a double bedroom, and a convenient shower room. The apartment also enjoys a low maintenance front garden space, communal and permit parking, and access to attractive shared gardens.

Additional benefits include gas fired central heating and double glazed windows. Each property has an emergency alarm system and access to common room and laundry.

Offered with no onward chain, this property is a fantastic opportunity for those seeking peaceful, community-focused living in a well-connected location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, built-in storage cupboard, fuse box, radiator, double glazed floor to ceiling window to front aspect and doors opening to all rooms.

Open-Plan Kitchen/Lounge

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with concealed extractor over, space for free standing fridge freezer, space for washing machine, wall-mounted boiler, inset ceiling spotlights, part wood effect and fitted carpet flooring, double glazed windows to side aspect and double glazed patio doors opening to the front aspect.

Bedroom

Fitted carpet flooring, radiator and double glazed

window to side aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, vinyl flooring, heated towel rail and double glazed obscure glass window to front aspect.

Outside

There is a small car park with unallocated parking spaces, along with permit parking available for one car. A limited number of unallocated car parking spaces are available on site as well.

To the front, there is a low-maintenance courtyard area, ideal for outdoor relaxing with pleasant views surrounding.

Within the community, there are attractive communal gardens with patio seating area, perfect for outside relaxing. The remainder is laid to lawn with a variety of plant beds, adding a touch of natural greenery.

Agents Note

Please note the listing price shown of £135,000 is a 75% share, based on the full market value of £180,000. We understand this property is leasehold. The lease length is 125 years from 25 March 2018. The current service charge is approximately £2,052 per annum. The current sinking fund cost is approximately £312.00 per annum. Further costs may be applicable. Further details of this can be obtained from your conveyancer at the time of purchase.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



Total floor area 45.3 m² (487 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.focalagent.com



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York Place, Dereham

- 75% SHARED OWNERSHIP!
- 1 Bedroom Ground Floor Apartment
- Assisted Living For Over 55's
- Open-Plan Kitchen/Lounge
- Front Garden Space And Attractive Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2052.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



directions to this property:

From Dereham town centre proceed to the War Memorial and bear left down Swaffham Hill. Take the first turning left into Becclesgate and continue to the end of the road. The entrance for York Place can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116015 - 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.

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