



The Maltings, Dereham, NR19 2UU

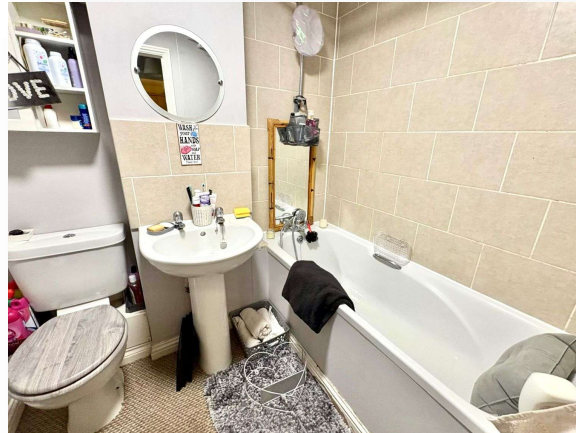
welcome to

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





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

welcome to

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



Property Ref:
DRM117470 - 0009

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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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk