



The Maltings, Dereham, NR19 2UH

welcome to

The Maltings, Dereham

>> NO ONWARD CHAIN! A 1 bedroom apartment, located within the popular Maltings development, just walking distance of Dereham town centre. The property offers a secure intercom entry system, electric heating, fitted kitchen and allocated parking.

The Accommodation

Entrance Hall

Lounge

11' 10" max x 9' 7" min narrowing to 12' 5" (3.61m max x 2.92m min narrowing to 3.78m)
Tv point, window to rear aspect.

Bedroom

16' 3" x 7' 10" (4.95m x 2.39m)
window to rear aspect.

Kitchen

8' x 5' (2.44m x 1.52m)
With a range of wall and floor mounted fitted kitchen units with work surfaces over, single drainer stainless steel sink unit, plumbing for washing machine, space fro fridge freezer, window to communal landing.

Bathroom

Low level W.C, hand wash basin, panel bath with shower over, tiled splashbacks and surrounds.

Agents Note

We are informed the property is leasehold with a term of 125 years starting from 1 January 1992 (95 years remaining). We understand current ground rent is currently £40.00 per annum with service charges being £954.47 for the year.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- NO ONWARD CHAIN
- One Bedroom Apartment
- Fitted Kitchen
- Electric Heating
- Allocated Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£70,000

directions to this property:

From our William H Brown office in Dereham proceed into the Town towards the town's war memorial baring right over the controlled crossing into Wellington Road. Proceed along this road into Neatherd Road and take the right hand turn into the former Malting's development. The property can be found on the left hand side building accessed by the first set of stairs.



view this property online williamhbrown.co.uk/Property/DRM114990



Property Ref:
DRM114990 - 0014

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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