





The Maltings, Dereham, NR19 2UU

william
h brown

welcome to

The Maltings, Dereham

A very well-presented 1 double bedroom first floor flat, offered for sale with NO ONWARD CHAIN, and located within the popular Maltings development in Dereham. The property boasts a secure intercom entry system, welcoming lounge, fitted kitchen and an allocated underground parking space.



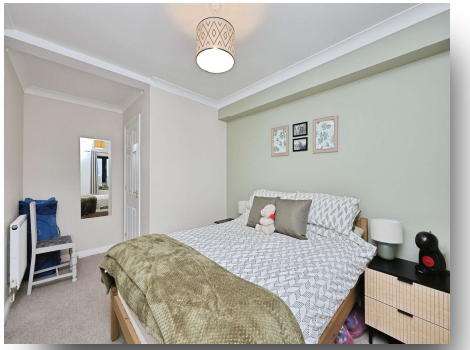


We are excited to present to the market this 1 double bedroom first floor flat, presented in great decorative order throughout and located within the popular Maltings building, just walking distance of Dereham town centre.

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 first time buyers or buy-to-let investors!







view this property online williamhbrown.co.uk/Property/DRM117917

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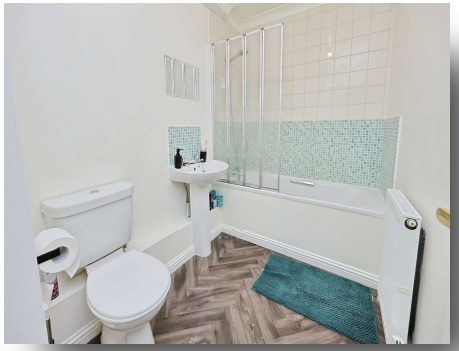
- NO ONWARD CHAIN!
- 1 Bedroom First Floor Flat
- Electric Heating
- Double Glazed Windows
- Secure Intercom Entry System

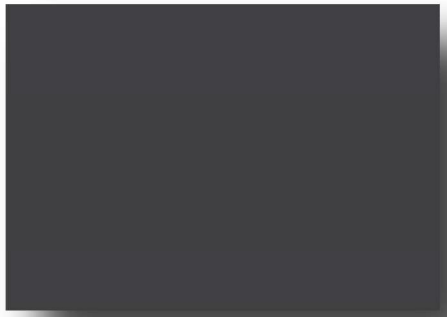
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 838.01
Ground Rent: 50.00

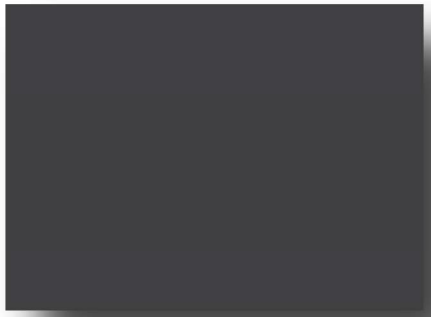
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£80,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM117917 - 0010

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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