



Flat 32, The Maltings, Dereham

In Excess of £90,000

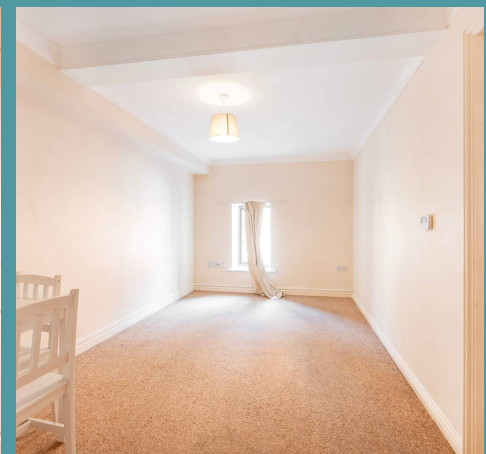
Flat 32

The Maltings, Dereham

Located in the heart of Dereham, this one-bedroom apartment offers a perfect blend of modern living and convenience. Set in a well-maintained building, this property presents an ideal opportunity for first-time buyers or those looking to expand their buy-to-let portfolio.

THE LOCATION

The Maltings is within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops and supermarkets such as a Tesco and Aldi, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.





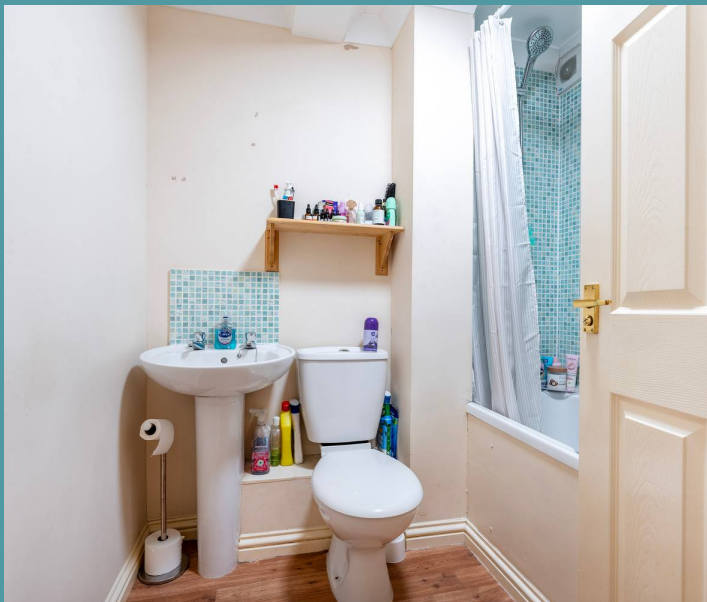
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THE MALTINGS

Upon entering, you are welcomed into a sizeable sitting/dining room, adorned with fitted carpeting and offering ample space to arrange furnishings to suit your taste. The functional kitchen space boasts a good amount of storage, provision for appliances, and a variated-tiled backsplash, adding a touch of character to the room. Ideal for preparing meals, this kitchen is as practical as it is charming.

The excellent-sized bedroom, features a pop of red, double bed proportions and built-in storage options to help keep the space organised and clutter-free. Completing the apartment is an up-to-date three-piece bathroom suite, providing convenience and comfort for residents. With modern fixtures and a clean design.





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One allocated parking space ensures residents have a convenient and secure place to park their vehicle, adding an extra layer of convenience to this property.

AGENTS NOTE

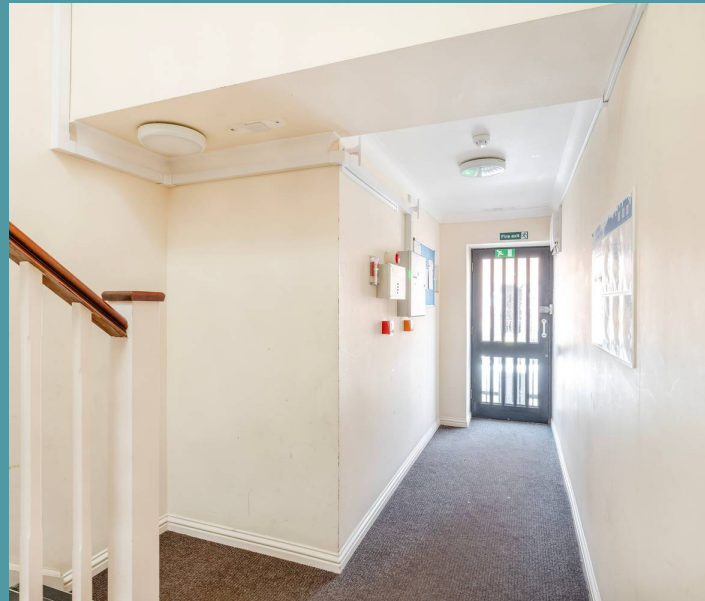
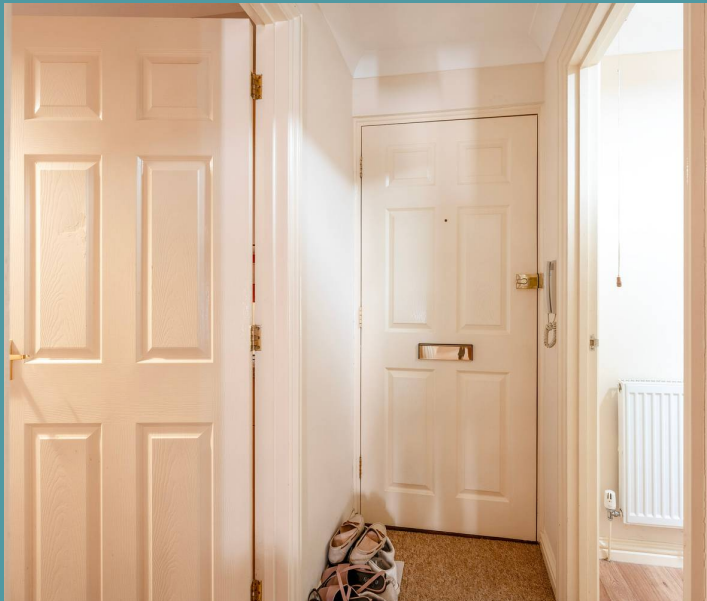
We understand this property will be sold leasehold, connected to all mains services.

Council Tax Band - A

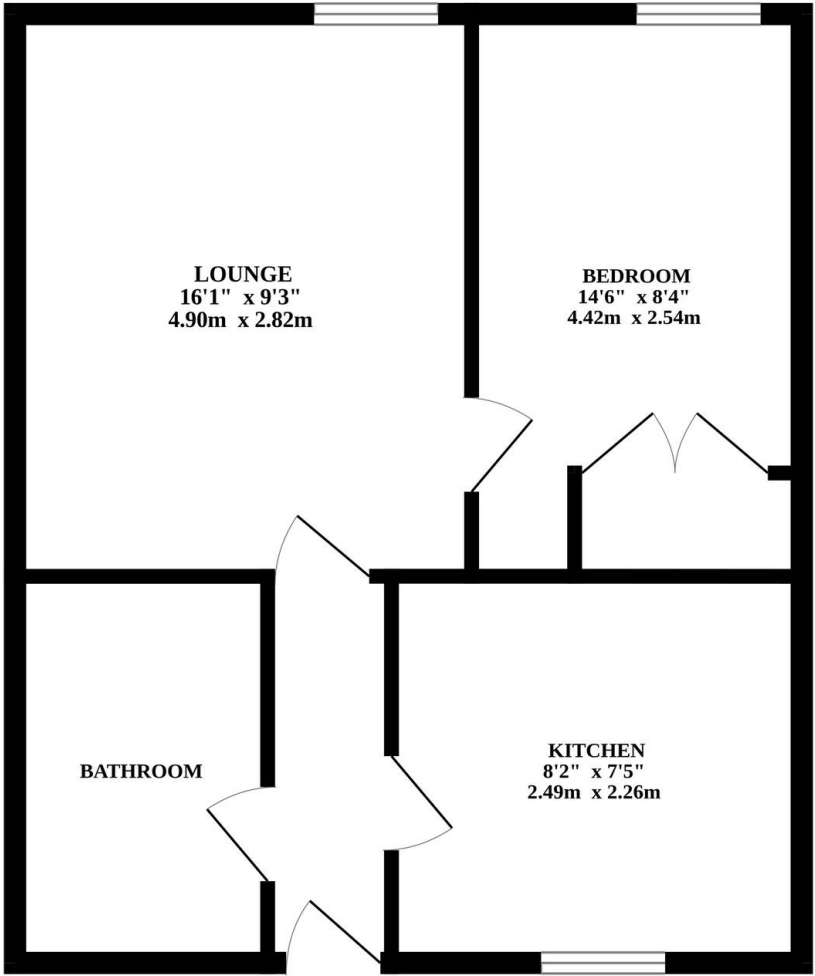
19 Years remain on the lease

Ground rent - £50

Maintenance - £1000



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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