



NO PARKING
BINS EMPTIED
REGULARLY

CEDAR COURT

CEDAR COURT

2 Cedar Court, Dereham

Dereham



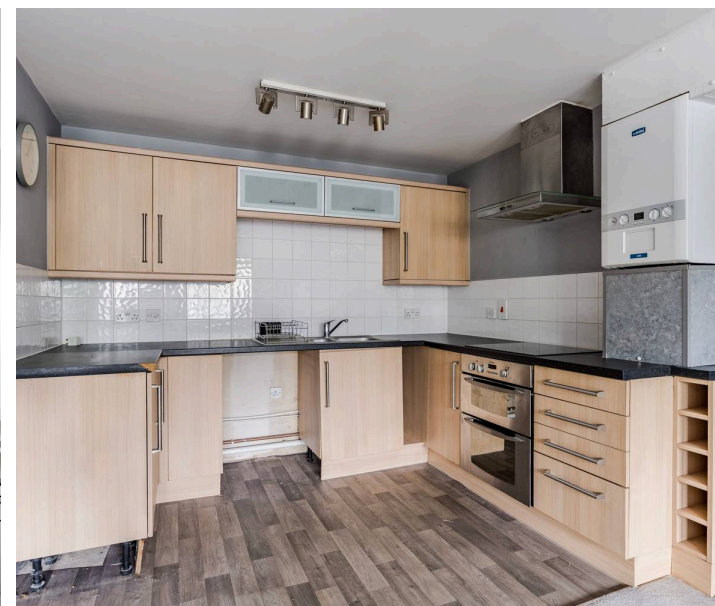
Minors & Brady

2 Cedar Court

Dereham, Dereham

A superb opportunity in the heart of Dereham, this conveniently located ground floor one-bedroom apartment offers comfortable, low-maintenance living in a popular market town setting. The property features a bright and spacious open-plan living area, creating a welcoming space to relax and entertain. A well-proportioned double bedroom provides a calm and comfortable retreat, complemented by a neatly presented bathroom with a white suite. Practical touches include an entrance hall with ample built-in storage, helping to keep the living space clutter-free. Gas central heating and double glazing ensure year-round comfort and efficiency. With easy access to the town centre, amenities and main road links, this apartment is an excellent choice for a range of buyers.

- Ground floor one-bedroom apartment
- Spacious open-plan living, dining and kitchen area
- Twin windows providing excellent natural light
- Well-proportioned double bedroom
- Entrance hall with ample built-in storage
- Bathroom fitted with a white suite and shower over bath
- The vendor has informed us that parking is available at a weekly cost of £10. Any purchaser must verify this information and confirm acceptability of the arrangement before progressing.





M&B

Cedar Court, Dereham

Situated in a convenient position within the popular Norfolk market town of Dereham, this well-presented ground floor one-bedroom apartment offers comfortable and practical living accommodation, ideal for a range of buyers including first-time purchasers, downsizers or investors.

The property is accessed via a communal entrance hallway, leading into a private entrance hall that provides a welcoming first impression and benefits from useful storage cupboards, ideal for coats, shoes and household items.

The main living space is a bright and generously proportioned open-plan lounge, dining and kitchen area, enjoying twin windows that allow plenty of natural light to fill the room. The layout offers excellent flexibility for both relaxing and dining, while the kitchenette area is sensibly arranged with space for essential appliances and everyday cooking needs.

The bedroom is a well-sized double, providing ample space for bedroom furniture and creating a calm and comfortable environment. The accommodation is completed by a bathroom fitted with a white suite, including a bath with shower attachment over, wash basin and WC, finished in a clean and neutral style.

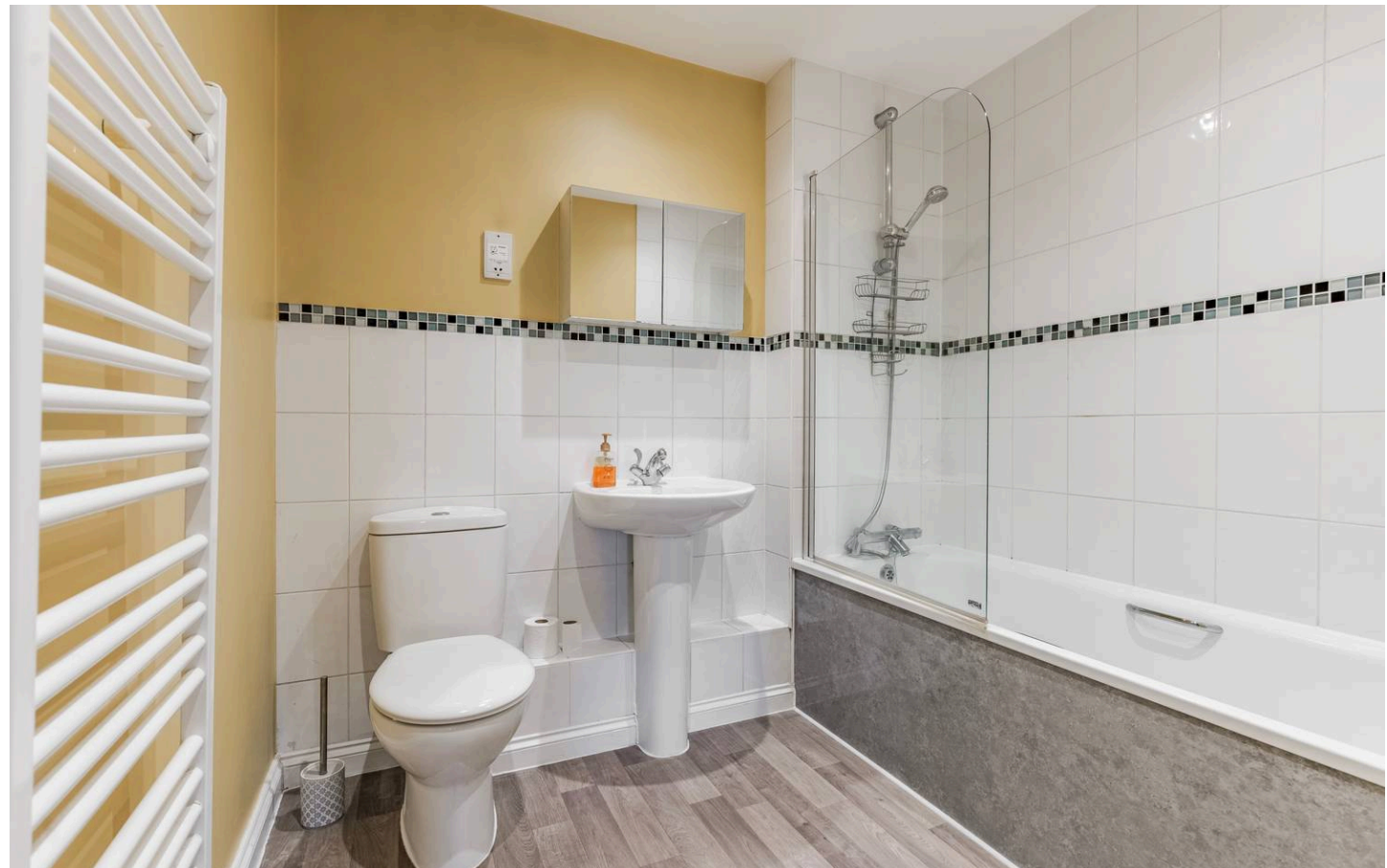
Additional benefits include gas central heating and double-glazed windows, contributing to comfort and energy efficiency throughout the year.

Agents Note

This property will be sold as leasehold with 980 years remaining on the lease.

Ground rent/service charge: £1,200 paid annually.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



M&B

Apartment

Approx. 51.8 sq. metres (557.7 sq. feet)



Total area: approx. 51.8 sq. metres (557.7 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

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