



Flat 12, Constable Court Commercial Road, Dereham

Dereham



Minors & Brady

Flat 12

Constable Court Commercial Road, Dereham

Guide Price £120,000 - £130,000. This modern two-bedroom apartment in Dereham is a fantastic choice for first-time buyers, offering a convenient location within walking distance of the town centre. Featuring a stylish open-plan layout, the L-shaped kitchen flows into the spacious sitting room, creating a bright and sociable living space. The property has been fully redecorated, with quality laminate flooring, double-glazed windows, and a sleek bathroom with a shower. Additional benefits include underfloor heating, sound insulation, and an allocated parking space, making this apartment both comfortable and practical.

- Two spacious bedrooms
- Modern open-plan layout
- L-shaped kitchen flowing into the sitting room
- Redecorated throughout with a fresh finish
- Large double-glazed windows for natural light
- Quality laminate flooring for a sleek look
- Contemporary bathroom with a shower
- Underfloor heating for added comfort
- Allocated parking for convenience





M&B

Flat 12

Constable Court Commercial Road, Dereham

Constable Court

This stylish two-bedroom apartment in Dereham offers a fantastic opportunity for first-time buyers or investors. Ideally positioned within walking distance of the town centre, it provides easy access to local amenities, shops, and transport links, making everyday life convenient and hassle-free.

With spacious, well-proportioned rooms and a modern finish throughout, this property is ready to move into with minimal effort.

Inside, the apartment has been redecorated to a high standard, creating a fresh and inviting atmosphere. The L-shaped kitchen seamlessly integrates into the sitting room, offering a sociable and practical layout. Fitted with units and ample worktop space, the kitchen is designed for functionality. Large double-glazed windows allow plenty of natural light to flood the living space, enhancing the bright and airy feel.



M&B

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Both bedrooms are generously sized, providing comfortable accommodation with the flexibility to use one as a home office or guest room if needed. The sleek, modern bathroom features a shower for added convenience.

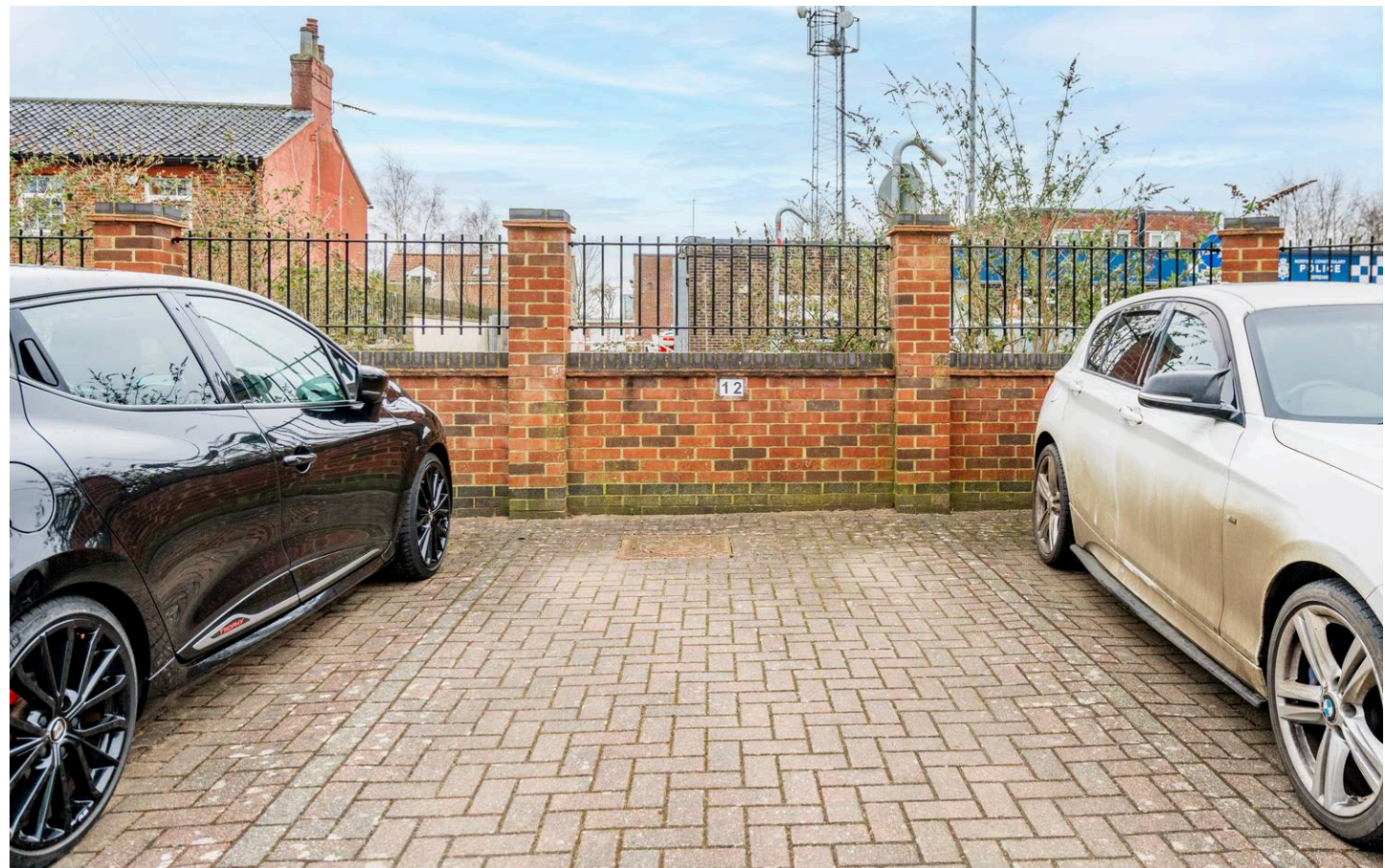
Additional benefits include quality laminate flooring throughout and an allocated parking space, providing a secure and practical solution for residents.

Agents Note

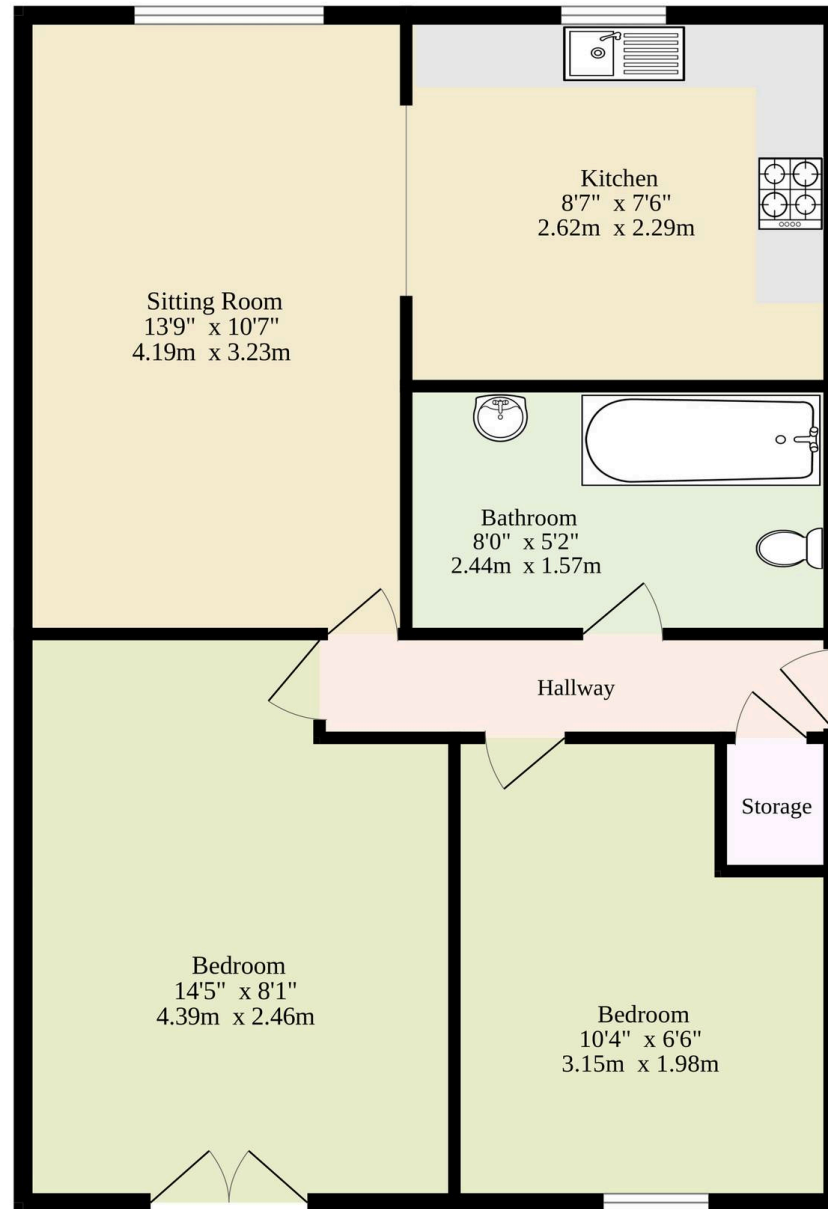
Tenure: Leasehold *(AI-staged imagery used throughout)*

- **Remaining lease term:** Approximately 105 years remaining
- **Ground rent:** £1,200 per annum *(based on the most recent information provided and may be subject to change)*
- **Service charge:** £610 for the period 1st February 2025 – 31st July 2025 *(payable half-yearly)*

Prospective purchasers are advised to verify all leasehold information, including ground rent, service charges and remaining lease term, through their legal representative during the conveyancing process.



Ground Floor
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

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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