

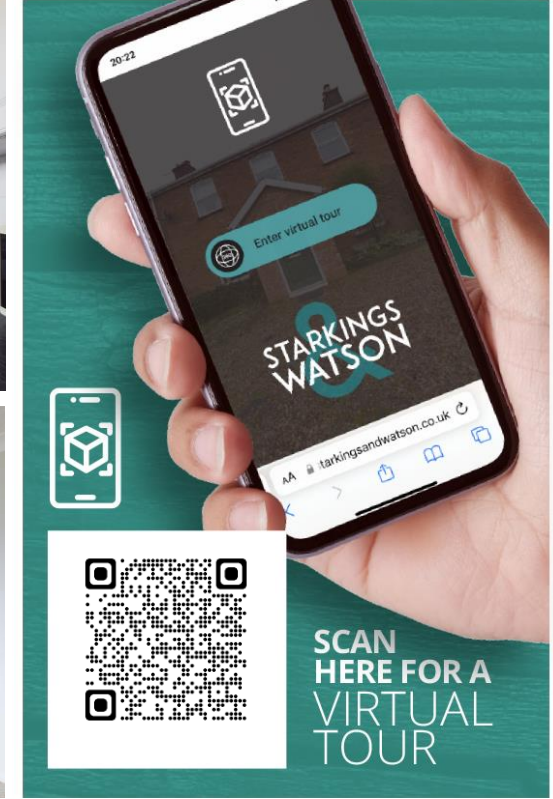
HUMBLETOFT ROAD

**Dereham NR19 2RT**

Leasehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

**FOR SALE**  
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**STARKINGS & WATSON**



- First Floor Studio Flat
- Well Serviced Market Town
- Open Accommodation
- Kitchen with Space for Appliances
- Low Service Charges
- 79 Year Lease
- Off Road Parking
- Garage Included

### IN SUMMARY

EXCELLENT FIRST TIME BUY or for an investor it could provide a fantastic RETURN ON INVESTMENT. This STUDIO style flat with LOW SERVICE CHARGES has a CENTRAL LIVING AREA, walk-in wardrobe, SHOWER ROOM which has a three piece suite and the KITCHEN. Given its position on the FIRST FLOOR there is a communal entrance with stairs to the front door. To the outside, something that makes this property UNIQUE is the included GARAGE and PARKING which can be found as you turn into the development on the left hand side.

### SETTING THE SCENE

The property is approached via a shingle pathway leading to the communal front door. Once inside and after climbing the stairs, the property can be found off the landing.

### THE GRAND TOUR

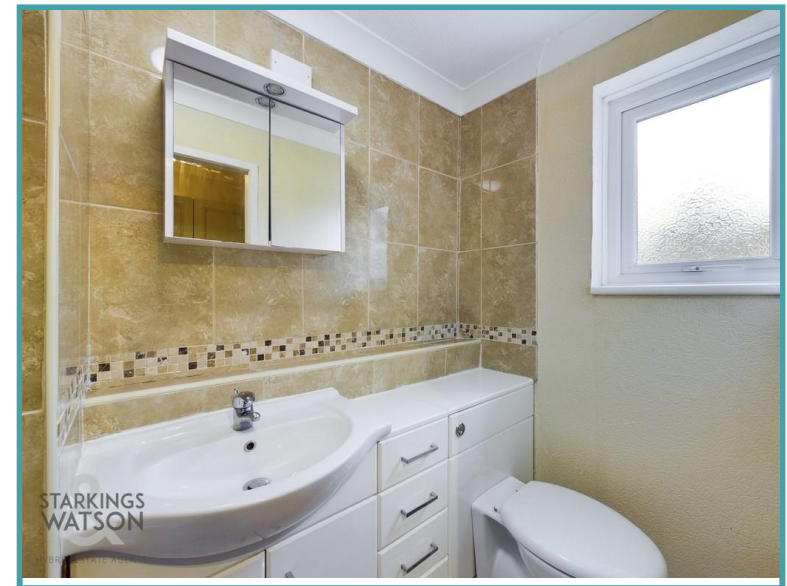
The communal hallway leads into the open plan living/sleeping accommodation with a window to front and side creating a dual aspect. There is an opening in to the walk-in wardrobe and shower room which has wood effect flooring and tiling underfoot, along with a range of storage. The kitchen has space for appliances, a window facing to front and a built-in storage cupboard.

### THE GREAT OUTDOORS

The property has communal grounds which are maintained as part of the service charges. There is a driveway which leads to the garage and parking.

### OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### FIND US

Postcode : NR19 2RT

What3Words : ///pulsing.removals.newly

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The ground rent payable is £30.40 which is charged every 6 months. Service charges are approximately £100 per year. The lease commenced in 1982 with 120 years leaving 79 years remaining.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
243.98 ft<sup>2</sup>  
22.67 m<sup>2</sup>

