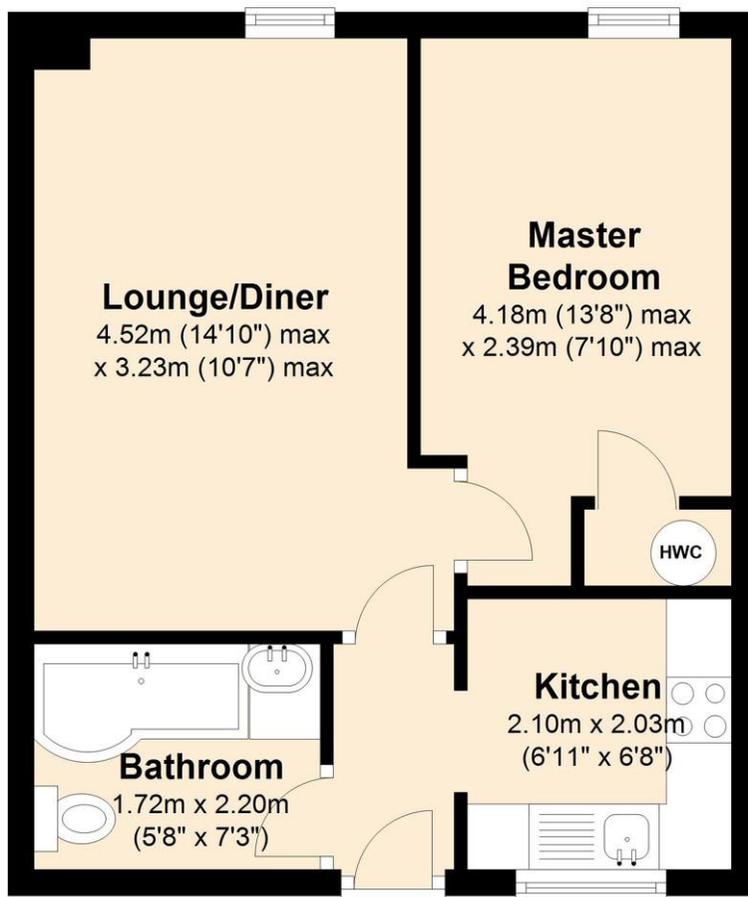


Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 34.0 sq. metres (366.4 sq. feet)



OUTSIDE

The property benefits from allocated parking and shared bin area. The stairs after the parking lead to the shared entrance with the property's entrance being located on this floor.

The Maltings complex is adjacent to the Dereham to Wymondham hobby railway line which sees occasional steam and diesel locomotives transporting passengers for pleasure between the towns.

AGENTS NOTE

We have been informed the property is leasehold and service charges and ground rent applies, please seek full clarification from your legal representative.

DIRECTIONS

From Market Place in Dereham, exit the roundabout onto Theatre Street, turn right into Wellington Road and continue onto Neatherd Road. Turn right into Matsell Way where the property can be found on the left hand side.

Energy Efficiency Rating Current E 40 Potential E 47

01362 696 633

dereham@hammondlee.co.uk
www.hammondlee.co.uk

4 The Old Eagle, Market Place, Dereham, Norfolk, NR19 2AP

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



**** ATTENTION INVESTORS ****

Recently refurbished to a high standard, this first floor 1 bedroom apartment is being sold with its current tenant in situ and benefits from allocated parking along with its close proximity to the town centre. For further information call the office on 01362 696633.

Flat 29, The Maltings

Dereham | Norfolk | NR19 2UH

O.I.E.O £85,000

Ideal investment opportunity which could provide a gross yield of around 5.6%

Leasehold, first floor apartment

1 bedroom with built in storage

14'10 max lounge/diner & modern kitchen

Bathroom with shower over P shaped bath

Electric heating & electric hot water heating system

Allocated parking

A short distance from Dereham town centre with shops, cafes & pubs

Buy to let investors only - currently achieving £495pcm



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