



7 Constable Court, Dereham
Guide Price £130,000

BELTON DUFFEY



7 CONSTABLE COURT, COMMERCIAL ROAD, DEREHAM, NORFOLK, NR19 1FF

A well presented top floor apartment with spacious 2 bedroom accommodation and a parking space, just a short stroll from the centre of town. No chain.

DESCRIPTION

7 Constable Court is a rare opportunity to purchase a modern top floor apartment with fine elevated rooftop views and an allocated parking space, just a short stroll from the centre of the market town of Dereham and the wide range of amenities on offer. The apartment has well presented spacious living accommodation comprising an inner hallway which leads to an open plan sitting/dining room and a well appointed fitted kitchen/breakfast room. There are also 2 bedrooms and a bathroom. Further benefits include electric underfloor heating, double glazed windows, coved ceilings and an intercom system.

7 Constable Court is being offered for sale leasehold with no onward chain and would equally suit buy-to-let investors, first-time buyers, or those seeking a low-maintenance home in a convenient location within walking distance of local amenities.

SITUATION

Dereham is an amenity rich market town with a twice-weekly market on Tuesdays and Fridays with a shopping centre, supermarkets, numerous independent shops, pubs and restaurants, churches and schooling for all ages. Leisure and sporting facilities include a golf club, leisure centre with a gymnasium, swimming pool and indoor bowls, library and cinema with the beautiful north Norfolk coast just 22 miles away to the north.

There are bus services to nearby towns and villages and good access into the Cathedral city of Norwich, 16 miles to the east, with its own rail link to London Liverpool Street and an international airport.

AGENTS NOTE

The apartment is being sold leasehold on a 125 year lease from December 2006. An annual ground rent applies of £50.00 and a half-yearly service charge (currently £586.75).

COMMUNAL ENTRANCE

A partly glazed door with intercom system leads into the communal hallway and staircase leading up the second floor and the apartment's own entrance door leading into:

HALLWAY

2.20m x 1.18m (7' 3" x 3' 10")

Intercom system and doors to the 2 bedrooms and bathroom. Door leading into:



SITTING/DINING ROOM

4.30m x 3.52m (14' 1" x 11' 7")

TV and telephone points, window to the west with elevated rooftop views, opening to:

KITCHEN/BREAKFAST ROOM

3.37m x 2.35m (11' 1" x 7' 9")

An extensive range of fitted base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks. Integrated oven and electric hob with extractor hood over, space and plumbing for a washing machine, space for a freestanding fridge freezer.

Room for a small breakfast table and chairs, vinyl flooring, dormer window to the west with elevated rooftop views.

BEDROOM 1

4.40m x 2.52m (14' 5" x 8' 3")

TV and telephone points, dormer window to the east with elevated rooftop views.

BEDROOM 2

3.12m x 2.20m (10' 3" x 7' 3")

Dormer window to the east with elevated rooftop views.

BATHROOM

3.38m x 1.60m (11' 1" x 5' 3")

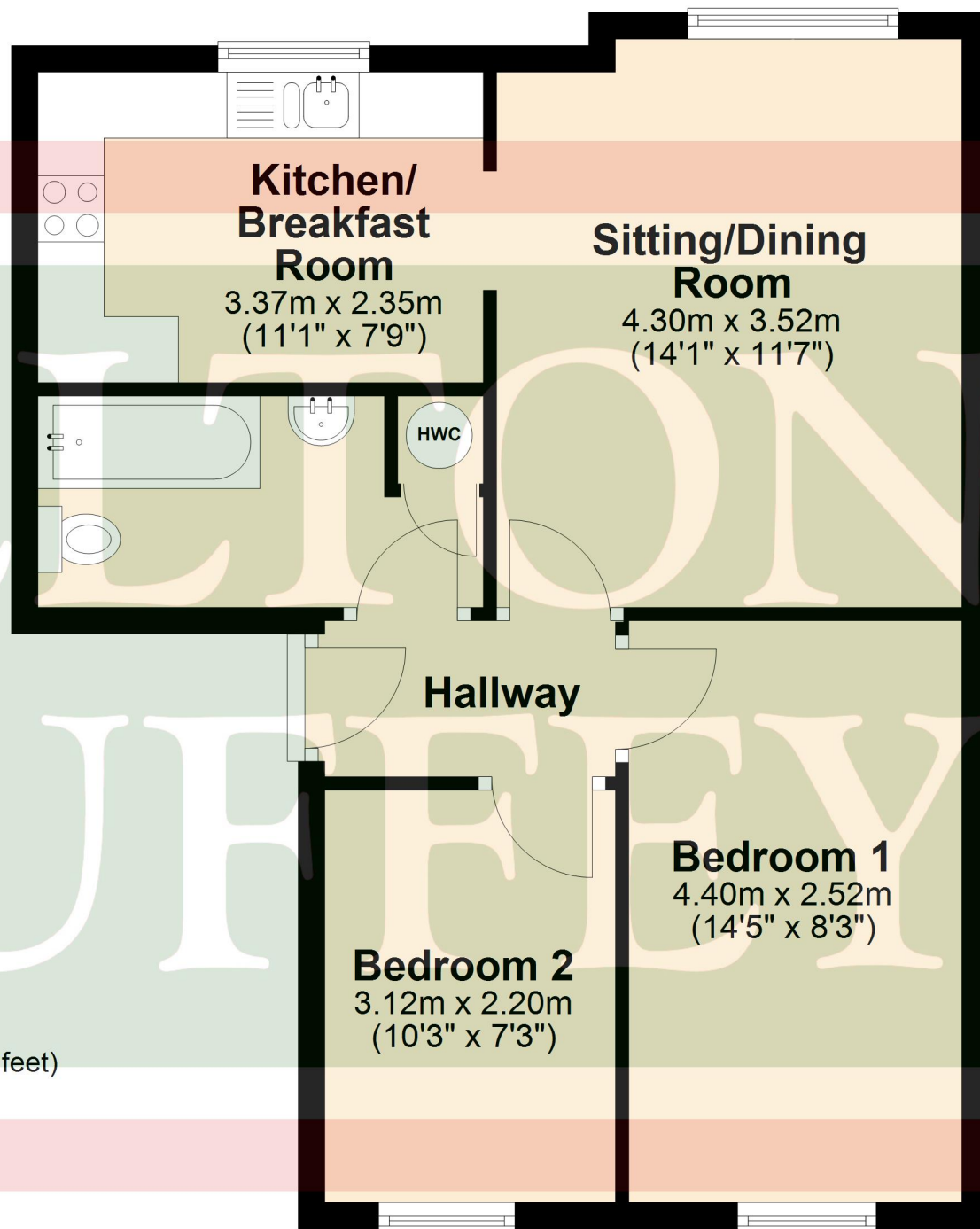
A white suite comprising a panelled bath with a shower mixer tap and shower curtain over, pedestal wash basin and WC. Shelved airing cupboard housing the hot water cylinder, vinyl flooring, tiled splashbacks, shaver point, recessed ceiling lights and extractor fan.

OUTSIDE

Number 7 benefits from its own allocated off-street parking space.

DIRECTIONS

From the War Memorial at the centre of town, head east along Wellington Road and take the first turning on the right into Cowper Road. Continue over the crossroads with traffic lights onto Commercial Road and turn right into Cross Way, directly opposite the police station. You will see Constable Court on the right-hand side and access to the parking area is immediately on the right.



Third Floor

Approx. 50.7 sq. metres (545.2 sq. feet)

Total area: approx. 50.7 sq. metres (545.2 sq. feet)

OTHER INFORMATION

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE. Council Tax Band A.

Mains water, mains drainage and mains electricity. Electric underfloor heating. EPC Rating Band D.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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