





# 11 Thorp Court

£135,000

This light and spacious, ground floor apartment is located approximately 0.5 miles from the town centre, and benefits from gas central heating and double glazing.

The accommodation in brief, comprises: entry room, modern fitted kitchen, inner hallway, living room, two bedrooms and a bathroom.

The apartment boasts a garden to the rear, which is accessed via the side pathway and access to the carpark, where an allocated parking space can be found.

## Leasehold Information:

Years remaining: Approx. 155 years remaining

Ground Rent per annum: £60 per annum

6 Monthly Annual Service Charge: £712.00

## Services

Gas central heating. Mains water, drainage, and electricity are connected.





## Situation

Dereham is a Breckland market town located in the heart of Norfolk and offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations.

## Directions

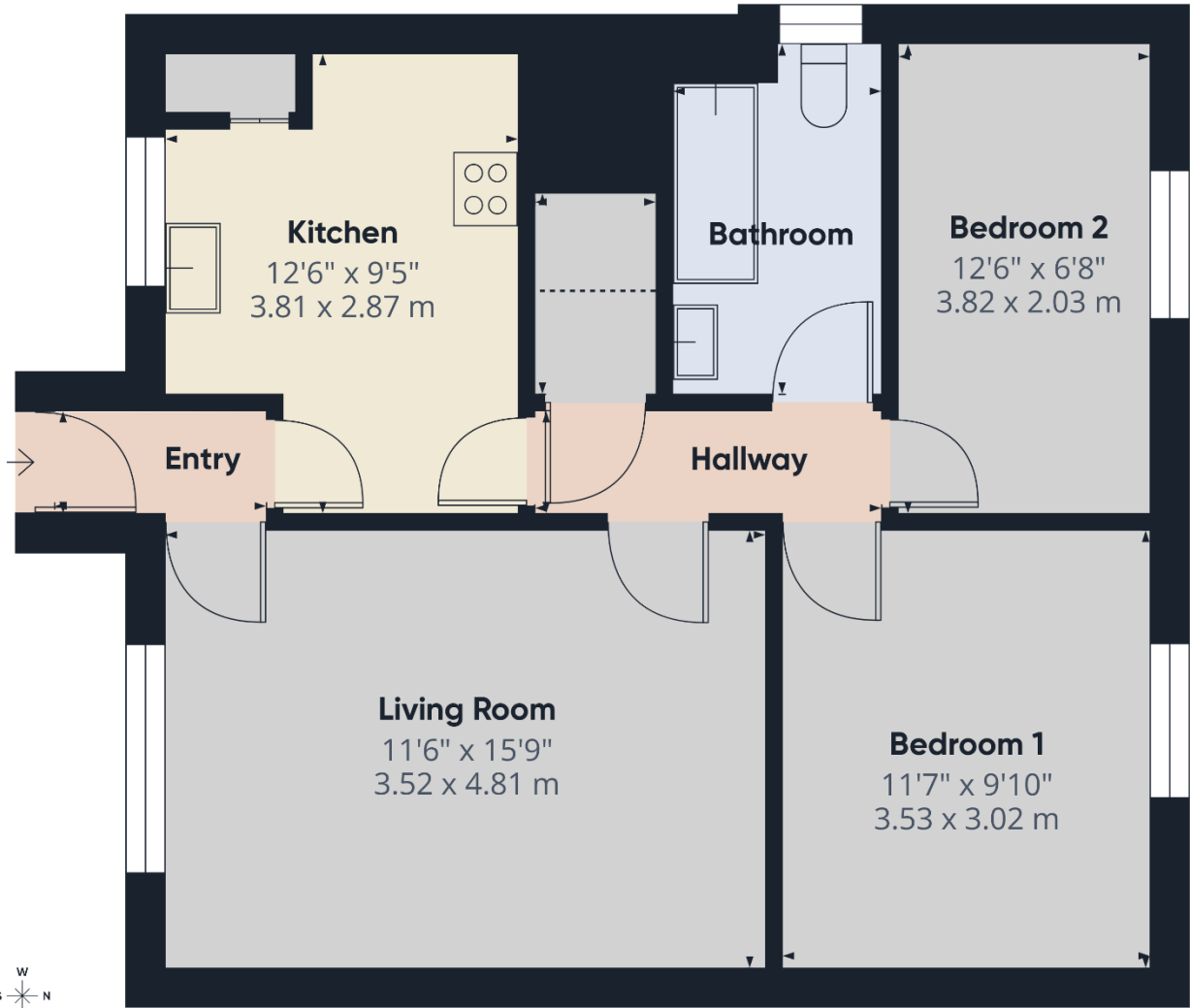
To find the property from the town centre, head along Church Street, continuing into St Withburga Lane, and then into Littlefields. Proceed around the left hand bend and at the T-junction turn right onto Baxter Row and onto Southend. Continue onto South Green and the flat will be found on the left hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0539.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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Approximate total area<sup>(1)</sup>

600 ft<sup>2</sup>  
55.8 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

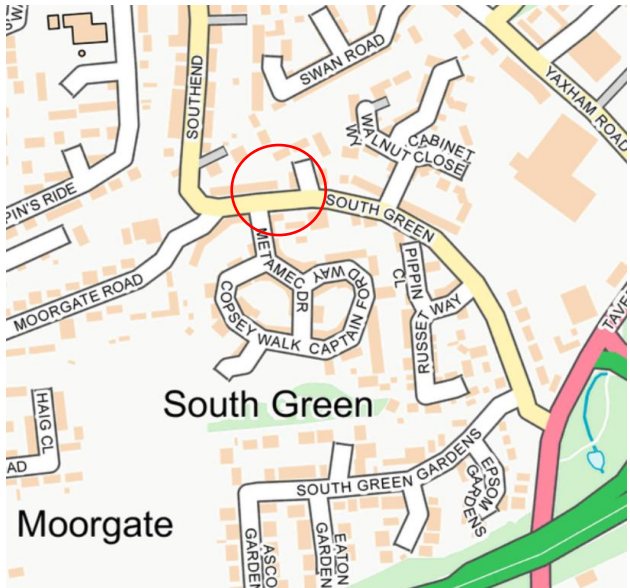
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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