



01263 822373  
arnoldkeys.com

Melbourne Road . Sheringham . NR26 8EF



**Guide £260,000**

## SUPERB TOWN CENTRE LIVING WITH A GLIMPSE OF THE SEA

Old Dairy Court is a modern block of apartments set in the heart of the Town, just off the shopping centre and within easy reach of transport facilities and the beach. This apartment is on the first floor and has just recently been re-furbished throughout to include re-decoration and new carpets. The property has a secure entry system from the ground floor. The entrance door is then on the first floor and opens to the light entrance hall which in turn provides access to all the rooms. The sitting/dining room is a lovely light room and benefits from French doors which open to a Juliet balcony which has a glimpse of the sea in the distance. There is a second aspect to the side. The fully fitted kitchen also has three windows overlooking the side aspect and has a comprehensive range of storage cupboards with integrated oven and hob and facilities for washing machine and space for refrigerator. The wall mounted combination boiler is on the far wall. The beautifully appointed shower room is central to the apartment and has a large cubicle, w.c. and wash basin. The property has three bedrooms, two of which are doubles and the third a single or home office.

---

The property has an allocated covered parking space incorporating a storage cupboard too. The apartment is held on the balance of a 999 year lease and also has a share of the freehold. Maintenance is shared on a percentage basis.



3 

1 

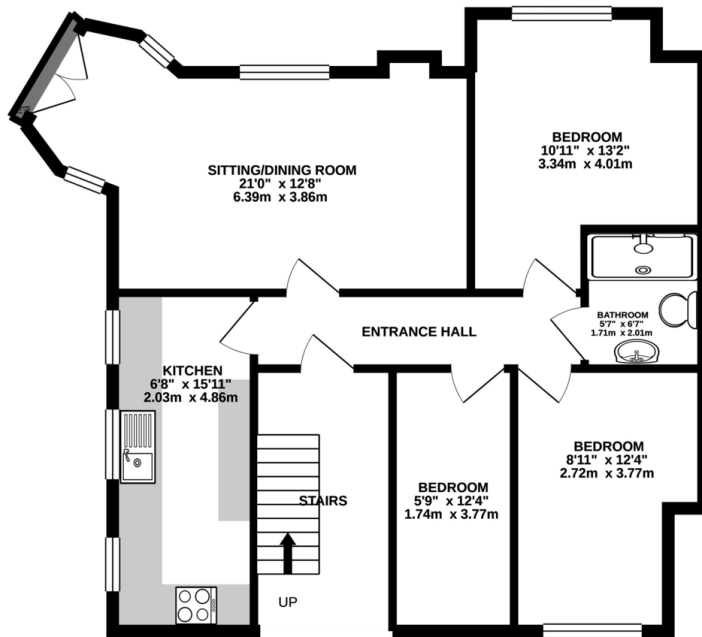
1 

Arnolds | Keys





GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.  
While every effort 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 misstatement. 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.  
Made with Metrage 63021

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



01263 822373  
arnoldskeys.com

coastal@arnoldskeys.com

Arnolds | Keys