



01263 822373
arnoldskeys.com

Kings Court, Cliff Road . Sheringham . NR26 8FB



Guide £210,000

LIGHT FILLED, TOP FLOOR APARTMENT WITH STUNNING COASTAL VIEWS.

Park in your own allocated space before entering the apartments through a secure entry system.

Once inside the apartment you will immediately notice the superb condition and quality that is on offer here. Firstly, off the tiled hallway there is a beautiful light filled open plan reception room with kitchen. The room is double aspect with amazing views to the front out to sea and over to Sheringham golf course. There is a well fitted modern kitchen area with integrated fridge, freezer and washer dryer along with fitted electric oven and gas hob and newly replaced worktops. There is a wall mounted combination gas fired boiler supplying the hot water and radiators throughout all the rooms. The kitchen integrates with the living area via a breakfast bar with seating for two people. Back to the hallway there is a large storage cupboard with power points, and two double bedrooms leading off. The bedrooms are served by a refitted family shower which has a three-piece white suite, fully tiled walls, under floor heating, obscured glazed window and extractor fan.

The apartments are located on the East side of the town so only a stroll away from all that Sheringham has to offer, and just as importantly and even shorter distance takes you to the sea front.



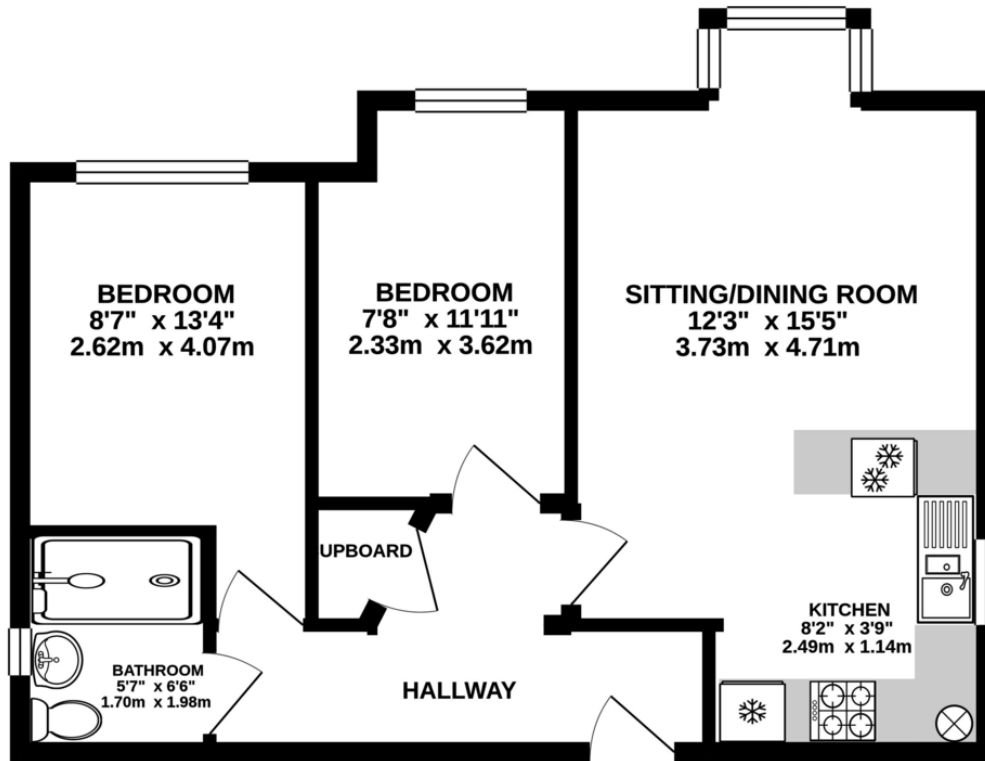
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GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 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).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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.



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coastal@arnoldskeys.com

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