



01263 822373
arnoldskeys.com

15, Langham Court . Sheringham . NR26 8UF



Guide £215,000

STYLISH APARTMENT WITHIN WALKING DISTANCE OF THE TOWN

Langham Court is a modern block of apartments and maisonettes located just west of the Town yet within easy reach of the Town Centre and transport facilities. This apartment is on the ground floor and is accessed via a secure entry system. The private entrance hall with Karndean flooring, has a useful storage cupboard and also provides access to all the rooms. The recently replaced, contemporary shower room offers a modern range of units incorporating a concealed cistern w.c., wash basin and large corner shower cubicle. The sitting room is a lovely light room enjoying a southerly aspect and also has Karndean flooring fitted. French doors open to the communal gardens and access to the lock up garages. The sitting room then leads to the kitchen which has a range of base and wall units, provision for a gas cooker, washing machine and a wall mounted boiler. A window overlooks the rear garden. Both the bedrooms overlook the front gardens, the main being of generous size and the smaller second a useful guest room of home office.

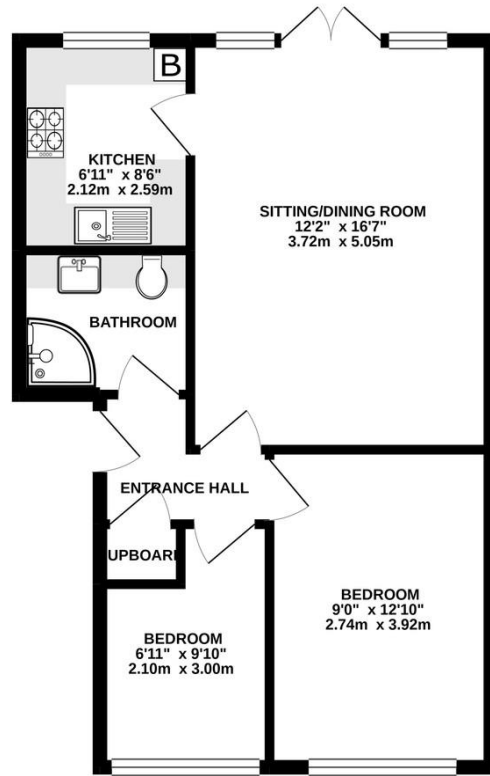
Langham Court stands in neatly maintained communal gardens. There is an area designated for trade and visitor parking. This apartment has the benefit of a lock up GARAGE. The apartment has approximately 164 years remaining on the lease although it will be sold with a share of the Freehold.



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GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt 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 mis-statement. 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 Metropix (2021)

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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