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arnoldskeys.com



George Street . Sheringham . NR26 8DW

Guide £155,000

CLOSE TO THE TOWN CENTRE

Shannock Court is a modern development of self-contained apartments specifically designed for retirement use and located in a convenient setting just a short walk from the Town Centre. Careful thought has gone into the design of the development and the entrance is controlled by a secure entry system which opens to the communal lounge and sitting area; this creates a very welcoming impression. The apartments are then individually accessed via the hallways that lead from the lounge including the lift and stairs to the first floor

The accommodation has the benefit of electric heating and sealed unit glazing. This ground floor apartment benefits from the main entrance, personal front door and also the private entrance leading from the carpark directly into the sitting room of the flat. The sitting room enjoys views over the communal gardens and a small patio seating area. Leading from the sitting room into the fitted kitchen, with a range of base and wall units, integral cooker and hob, also space for fridge freezer. The entrance hall provides two good size storage cupboards with access to the two double bedrooms both with built in wardrobes and windows facing to the front. . Good size Shower room with walk in shower, wash hand basin and WC, extensively tiled walls.

The development has neatly maintained communal gardens with residents' parking approached off George Street. There is also a communal laundry room and a guest suite for visitors that may want an overnight stay.

The apartment is held on the balance of a 125 year lease from 1988.

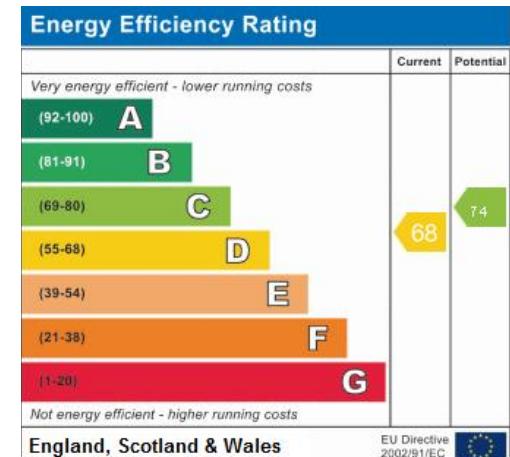
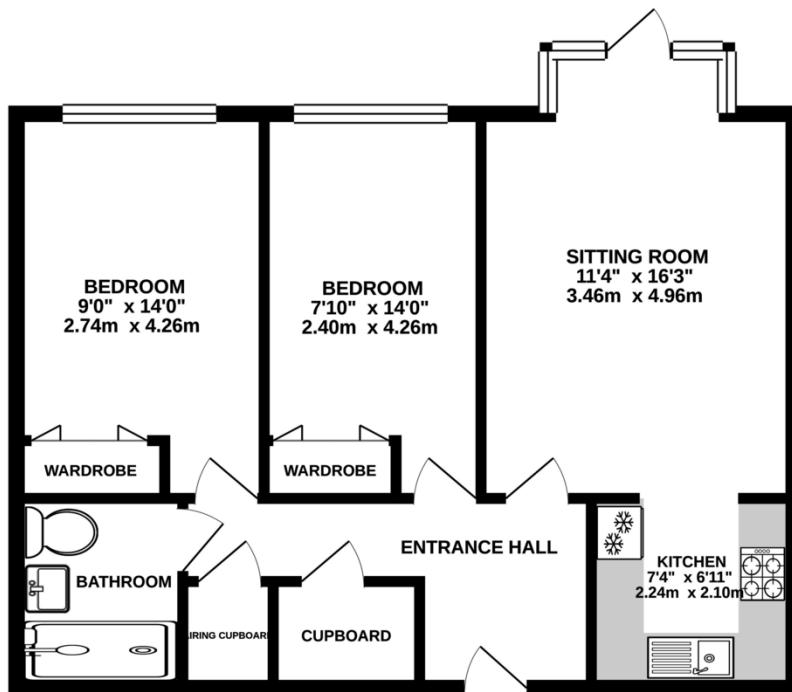


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GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. Arnolds Keys accept no responsibility 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 condition or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 Ottawa (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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