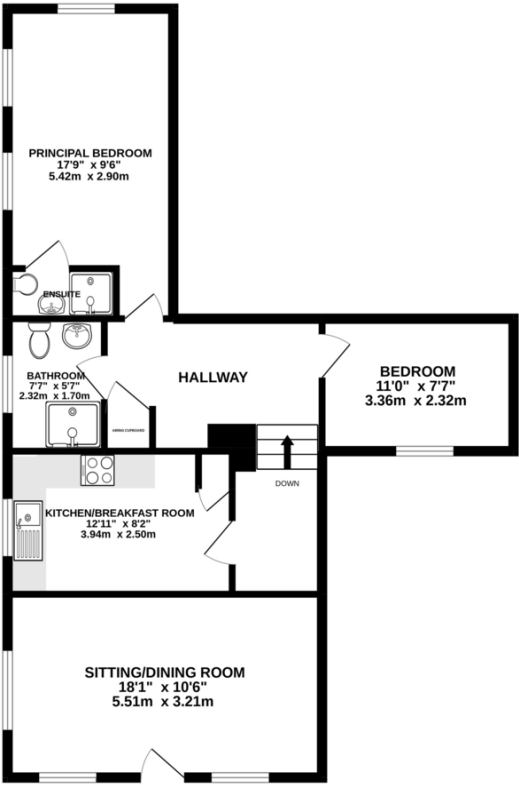




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E		
21-38	F	36   F	
1-20	G		

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

GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



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 £210. 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 £250. 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.

coastal@arnoldskeys.com  
01263 822373

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

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



3 Sheringham Court, Sheringham, NR26 8HF

Guide Price £170,000

- A beautifully presented, self-contained apartment in this most attractive building just a short walk from the Town Centre. Offered with no onward chain and recently re-decorated, this property would make an ideal permanent or second home for those seeking a home close to amenities.

The apartment has the benefit of electric off-peak storage heating and offers beautifully light accommodation. The property is completely self-contained with its own entrance.
- No onward chain
  - Beautifully presented
  - Two Bedrooms
  - Two Bathrooms including en-suite
  - Completely self-contained

arnoldskeys.com | 01263 822373



3 Sheringham Court, Weybourne Road, Sheringham, NR26 8HF



## Property Description

### ENTRANCE HALL

Part glazed entrance door, split level with three steps down to inner hallway.

### SITTING/DINING ROOM

A light room with two aspects to front and side, two night storage heaters, satellite TV point.

### KITCHEN/BREAKFAST ROOM

Comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, plumbing for automatic washing machine, point for electric cooker with filter hood above. UPVC window.

### INNER HALLWAY

Night storage heater, fitted airing cupboard



### PRINCIPAL BEDROOM

Two aspects to side and including glazed door to rear, night storage heater

### ENSUITE

Shower enclosure with electric shower, close coupled w.c., wash basin.

### BEDROOM 2

UPVC window to front aspect, night storage heater.



### SHOWER ROOM

Large shower enclosure with electric shower, close coupled w.c., pedestal wash basin, night storage heater. Part tiled walls.

### COMMUNAL GROUNDS

The property stands in communal grounds. The apartment has the benefit of one parking space and one visitor's parking space.

### TENURE

The property has the benefit of an extended lease with 152 years unexpired. Current Ground Rent/Maintenance £2040 pa



### AGENTS NOTE

Applicants must have reached the age of 50 in order to reside in the property.

### DIRECTIONS

From our office turn left into Church Street. At the junction with the Coast Road, Sheringham Court will be seen just over the crossroads on the right hand side.

