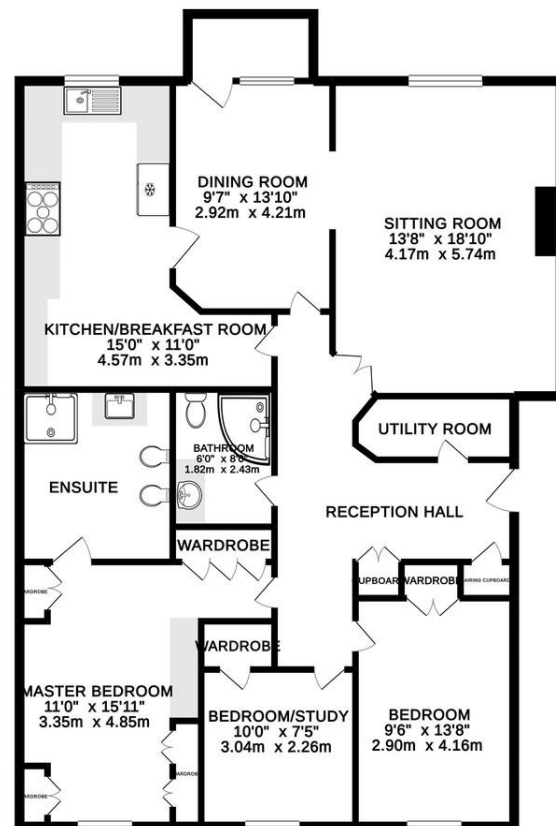




Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

1404 sq. ft. (130.4 sq. m.) approx.



TOTAL FLOOR AREA: 1404 sq. ft. (130.4 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.
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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.

General view of Sheringham House



7f Sheringham House, Sheringham, NR26 8HZ Guide Price £430,000

Sheringham House is a truly exceptional development of elegant apartments privately situated within six acres of beautifully landscaped gardens and parkland, with secure gated access. The Town Centre is approximately a half-mile distant offering an excellent range of shops and both bus and rail services.

This apartment is located on the second floor and offers beautiful accommodation with balcony. The current owners have recently installed a high-end kitchen with fully integrated appliances.

- Stunning presentation
- Three Bedrooms
- Gated Community
- High Specification
- New luxury kitchen

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Property Description

COMMUNAL ENTRANCE HALL

Access for visitors provided by security entry phone system, Otis lift to all floors including the underground parking.

PRIVATE ENTRANCE HALL

Built-in storage cupboard, further built-in cloaks cupboard, security entry phone handset, radiator.

UTILITY ROOM

Housing Viessmann gas fired boiler providing central heating and pressurised hot water system, laminated work surface, storage cupboard, provision for automatic washing machine, tiled walls, ceramic tiled flooring.

SITTING ROOM

Approached through double glass panel doors from the entrance hall, views over the wooded grounds, two radiators, TV Point, telephone point, recessed fireplace with oak mantle and tiled hearth with provision for electric fire, a wide archway then opens to the:-

DINING ROOM

Glass panel doors to entrance hall and kitchen, casement door to balcony with attractive aspect overlooking wooded gardens, radiator, 2 wall lights, telephone point, TV Point..



KITCHEN/BREAKFAST ROOM

Newly fitted range of high quality base and wall storage cupboards with granite work surfaces and tiled splashbacks, large American Style fridge freezer, inset, 1 1/2 bowl sink unit with mixer tap, waste disposal unit, built in Neff double oven with warming drawer, Neff halogen hob with contemporary extractor hood above, integrated dishwasher, smoke alarm, radiator, telephone point, spot light fittings, large ceiling fan, tiled floor.

SHOWER ROOM

Italian sanitary ware combining classical design with contemporary styling and incorporating a close coupled WC, vanity wash basin with cupboards beneath and storage, illuminated mirror and electric shaver point above, fully enclosed shower cubicle with frosted glass shower screen, fully tiled walls, extractor fan, radiator.

PRINCIPAL BEDROOM

Beautifully fitted with a range of high quality bedrooms furniture including wardrobe cupboards and dressing table. Further, very large, built-in wardrobe cupboard two wall lights, two radiators, TV Point, telephone point, attractive full length aspect with views over wooded grounds.

ENSUITE

Recently re-fitted with a new suite of corner shower enclosure, close coupled WC, bidet, vanity wash basin with cupboards beneath and storage, illuminated mirror and electric shaver point above, radiator/heated towel rail, fully tiled walls and floor, extractor fan.

BEDROOM 2

Radiator, TV Point, built-in wardrobe cupboard, 2 wall lights, views over wooded grounds. Central ceiling fan/light

BEDROOM/STUDY

Professionally fitted with a range of cupboards and desk unit, Built-in wardrobe cupboard, TV point, radiator, views over wooded grounds.

TENURE

The property is held on the balance of a 125 year lease created the 1st January 2004 with current service charge approx. £4,000 per annum including buildings insurance. Ground rent £100.00 per annum. Council Tax Band E.

GARAGE AND PARKING

The property has the benefit of secure underground parking and a built-in storage cupboard within the parking area for the private use of the owner.

Sheringham House stands in large, beautifully landscaped gardens and is approached through remote control security gates which lead to a sweeping drive approaching the apartments. The grounds have been beautifully landscaped with manicured lawns with large rockeries and water feature with numerous planting of specimen shrubs throughout. There are attractive walks laid through woodland to the rear of the property.

AGENTS NOTE

The service charge includes unrestricted use of the indoor swimming pool and snooker/function room for residents. It is a condition that purchasers should be aged over 55 if single and at least one over 55 if married. It is a condition that no children shall reside at the property.