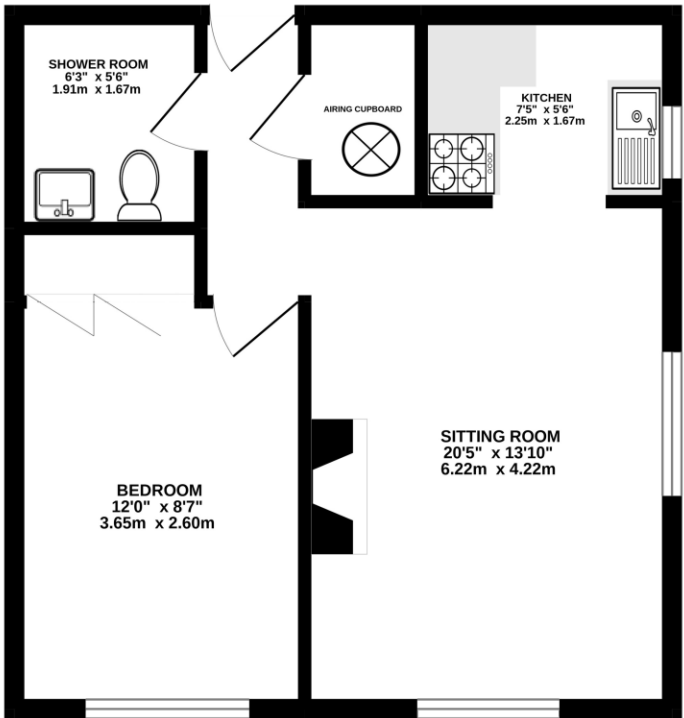




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 388 sq. ft. (36.1 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 ©2022

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@arnoldskkeys.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



30 Shannock Court, Sheringham, NR26 8DW

Offered with no onward chain and set in the very heart of the Town is this retirement apartment on the first floor of this popular development. Recently re-decorated and enjoying a double aspect (East and South) the property offers light accommodation with the benefit of electric night storage heating.

Located just off the town centre, Shannock Court is a development of apartments on three floors, each serviced by a lift. Each flat is completely self-contained, although in addition there is a residents' lounge, guest bedroom, hobbies room and laundry room. Furthermore, there is off-road parking and beautifully maintained communal gardens.

arnoldskkeys.com | 01263 822373

Guide Price £130,000

- No onward chain
- Corner position with two aspects
- Wet Room
- Electric storage heating
- Double Bedroom



Property Description

COMMUNAL ENTRANCE

Secure entry system, stairs and lift to all floors. RESIDENTS LOUNGE leading to LAUNDRY ROOM, the use of which is included within the Service Charge.

PRIVATE ENTRANCE HALL

Security entry phone, built-in airing/storage cupboard housing lagged hot water cylinder with immersion heater, cold water tank, electric meter.

SITTING ROOM

A beautiful light room with windows to the south and east. Night storage heater, feature fire surround housing electric fire. TV and telephone points. Archway to:



KITCHEN

With a selection of modern white base and wall units incorporating an electric hob with filter hood above, built in oven, single drainer sink unit, space for refrigerator, window to east aspect.

BEDROOM

Double glazed window to the south facing aspect. Built in double wardrobe with mirrored doors, night storage heater, access to roof space, emergency pull cord.

SHOWER ROOM

Recently re-fitted as a wet room with fully tiled walls, pedestal wash basin, close coupled w.c. and electric shower. Heated towel rail/radiator.

AGENTS NOTE

The apartment is leasehold and has the balance of a 125-year lease from 1998. Ground Rent £503 per annum. Maintenance £2234 per annum.

OUTSIDE

The complex has the benefit of well-maintained communal gardens. There is also a car park for the use of residents and visitors, accessed via George Street.

