



Energy efficiency rating for this property

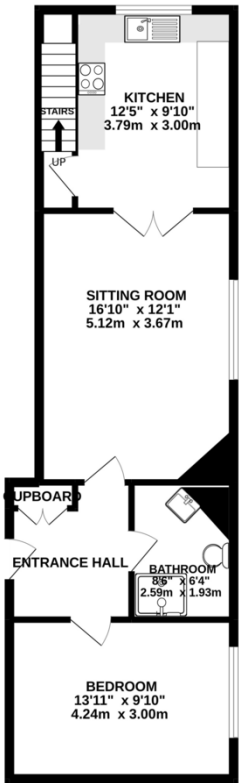
This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR
597 sq ft (55.5 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 e 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 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

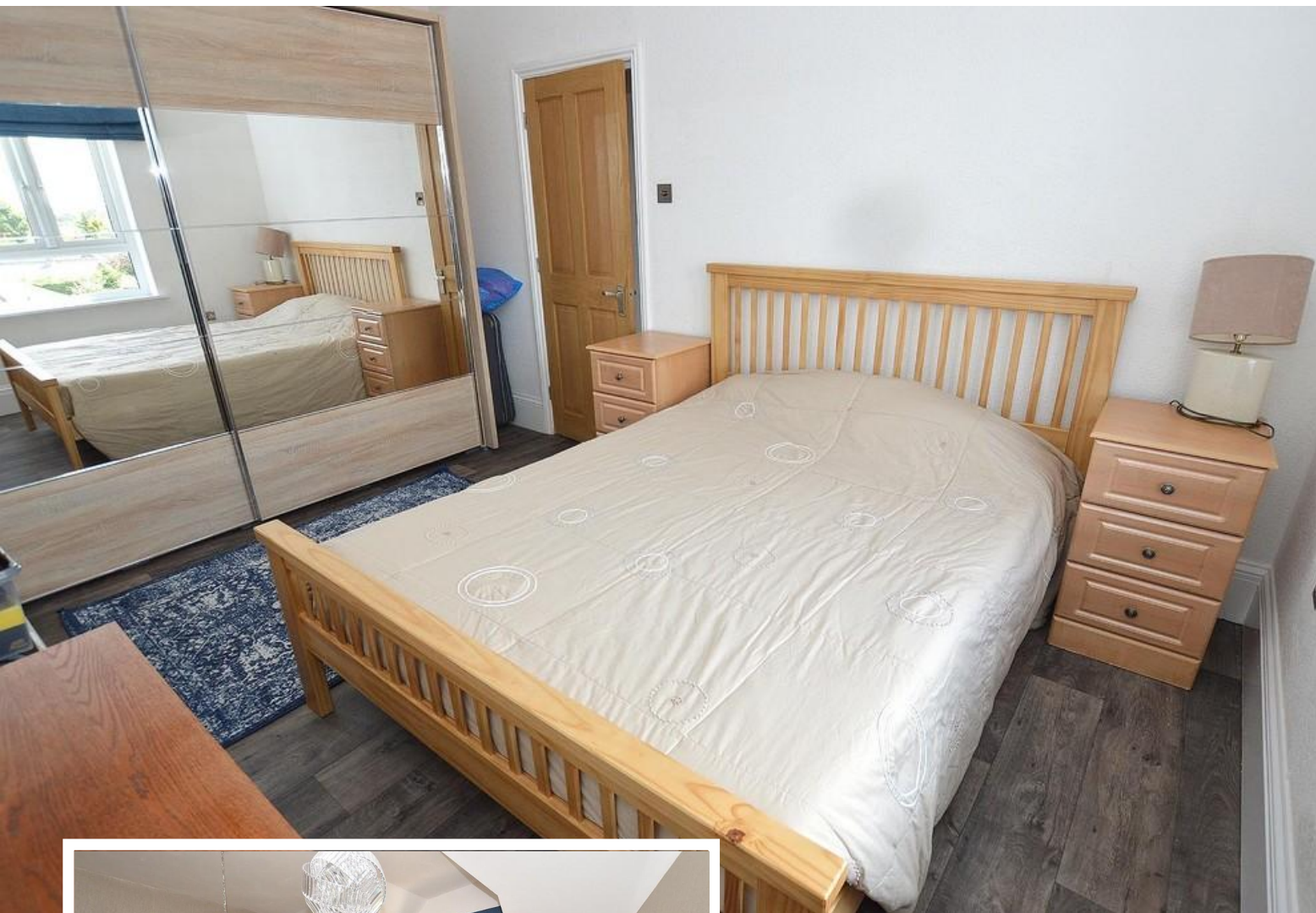


Flat 16, Sheringham Court, Sheringham NR26 8HF Guide Price £160,000

This well presented second floor apartment is located on the edge of town offering stunning views towards the sea and golf course. The property has been extensively refurbished with new triple glazing, plastering , contemporary high gloss kitchen with all appliance included, new wiring and hot water system . The property is offered with no onward chain.

- Sea and Golf course views
- Second floor apartment with lift access
- Off road parking
- Triple glazing
- Refurbished

arnoldskkeys.com | 01263 822373



property via solid oak fire door.

BEDROOM

Triple glazed window with golf course and sea views, recently fitted full width wardrobes with mirrored doors, fitted Roman blinds, tv point.

SHOWER ROOM

Triple glazed window with part obscured glazing, corner shower unit, WC with soft close, wash hand basin on a pedestal, self contained hot water system

AGENTS NOTE

The property has 159 years remaining on the lease with an annual maintenance charge currently of £150 per month.
The apartment is council tax band A and has an age restriction for over 50's
There is mains water and drainage and heating is provide by electric panel heaters
NB All current owners have now paid for the external building to be refurbished .

Property Description

COMMUNAL ENTRANCE

Communal entrance with secure phone entry system, stairs and lift access to the apartment

ENTRANCE HALL

Spacious entrance hall accessed through a new solid oak fire door, with large double cupboard and storage above.

SITTING/DINING ROOM

Triple glazed window to the side aspect with views to the golf course and out to sea. Wood effect vinyl flooring, feature fire place (not in use), ample space for a dining table, feature light fittings, tv point, fitted Roman blinds, open plan to:

KITCHEN

Triple glazed window, fully fitted contemporary high gloss white kitchen, slimline work tops, inset sink with chrome pillar tap, full height pull out pantry cupboard, space and plumbing for all the required white goods which are included, self contained hot water system, feature ceiling light fitting, Separate access to the

