



Energy Performance Certificate

Flat 7, 60 Cromer Road, SHERINGHAM, NR26 8RT

Dwelling type: Mid-floor flat Reference number: 8223-7923-5140-0298-7996
 Date of assessment: 18 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 July 2017 Total floor area: 36 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,077
Over 3 years you could save	£ 339

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 93 over 3 years	
Heating	£ 576 over 3 years	£ 288 over 3 years	
Hot Water	£ 357 over 3 years	£ 357 over 3 years	
Totals	£ 1,077	£ 738	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

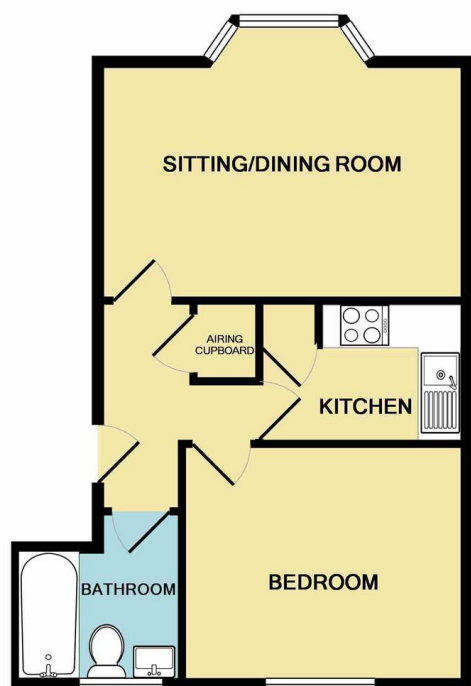
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 39	
2 High heat retention storage heaters	£800 - £1,200	£ 123	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 177	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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FLAT CROMER ROAD SHERINGHAM NR26 8RT
 TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.3 SQ.M.)



Flat 7, 60, Cromer Road, Sheringham | NR26 8RT

Guide Price £95,000

Located conveniently within walking distance of the Town Centre and beach, these apartments are ideal for both permanent or holiday use. Both bus and rail services are also close by.

The compact accommodation has the benefit of electric heating and sealed unit glazing in UPVC frames. Located on the first floor, this apartment enjoys easterly views over the surrounding area to the coast in the distance. This property is offered with no onward chain.

- No onward chain
- One Bedroom
- Coastal Views to the East
- Off-Road parking

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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 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



Property Description

COMMUNAL ENTRANCE HALL

With security entry system and stairs to all floors.

LANDING

Fitted cupboard housing service meters.

PRIVATE ENTRANCE HALL

With security entry telephone, night storage heater, built in airing cupboard housing lagged forctic cylinder with immersion heater. Wood laminate flooring.

SITTING/DINING ROOM

14' 8" x 9' 6" (4.47m x 2.9m) Wide bay window to front aspect with sealed unit UPVC glazing and fitted window seat with views to Beeston Hill in the distance. TV aerial point, night storage heater, wood laminate floor.



KITCHEN

8' 2" x 5' 8" (2.49m x 1.73m) Fitted with a range of matching base and wall storage cupboard with laminated work surfaces and tiled splashbacks, inset 4 ring electric hob unit with oven beneath, inset single drainer stainless steel sink unit, plumbing for washing machine, space for refrigerator. Wall mounted fan heater.

BEDROOM

11' 4" x 9' 7" (3.45m x 2.92m) UPVC sealed unit window to rear aspect. Wood laminate floor.



BATHROOM

Suite of panelled bath with independent electric shower above, close coupled w.c., pedestal wash basin, wall mounted fan heater, wall mounted mirrored cabinet, part tiled walls. UPVC window to rear aspect.

OUTSIDE

The apartments are approached over a large gravel driveway with parking for the owners. The apartments are surrounded by communal gardens.

TENURE

The property is held on the balance of a 99 year lease created 1st May 1991. Ground rent is £50 per annum and maintenance charge including insurance and water rates is £696 per annum.

VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373

DIRECTIONS

From the main roundabout in Sheringham, take the first exit heading towards Cromer. After about 200 yards the property can be found on the right hand side next to The Light House building.

