

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:		£ 1,707
Over 3 years you could save		£ 606

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 111 over 3 years	<div><div></div><div>You could save £ 606 over 3 years</div></div>
Heating	£ 1,005 over 3 years	£ 702 over 3 years	
Hot Water	£ 528 over 3 years	£ 288 over 3 years	
Totals	£ 1,707	£ 1,101	

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

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

Current	Potential
68	79

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
1 Cavity wall insulation	£500 - £1,500	£ 128
2 Floor Insulation	£800 - £1,200	£ 148
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36

See page 3 for a full list of recommendations for this property.

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](http://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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5 Langham Court, Sheringham | NR26 8UF

This very well presented three-bedroom maisonette apartment is positioned very close to the main town centre so has easy access to all local amenities. The property has great views across Sheringham golf course from one of the two balconies and benefits from gas fired central heating and UPVC double glazing.

The property has a 1/24th share of the freehold which is reflected in the high standard of all the communal areas.

Guide Price £199,000

- Three bedrooms
- Views across the golf course
- Two balconies
- Gas central heating
- UPVC double glazing

sheringham@arnoldkeys.com  
01263 822373

Aylsham 01263 738444  
Cromer 01263 512026  
Holt 01263 713966  
North Walsham 01692 402357

Norwich 01603 620551  
Sheringham 01263 822373  
Wroxham 01603 782053

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



5 Langham Court, Weybourne Road, Sheringham, Norfolk, NR26 8UF



## Property Description

### ENTRANCE HALL

Glazed door with side panel, radiator. stairs to first floor.

### FIRST FLOOR LANDING

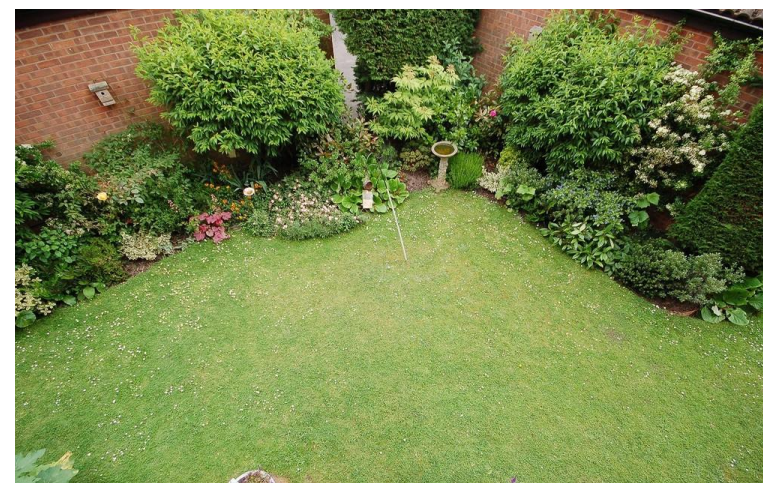
First floor landing, door to:

### SITTING/DINING ROOM

24' 6" x 11' 5" (7.47m x 3.48m) Dual aspect room with UPVC double glazed French doors to the front and rear aspects, both with balconies, the front balcony has views across Sheringham golf course and out to sea, the rear balcony has views over the well tended communal gardens. There are three radiators, television and telephone points, cupboard housing gas fired boiler providing both central heating and hot water, double glazed doors leading to:

### KITCHEN

9' 3" x 6' 9" (2.82m x 2.06m) UPVC double glazed window to the rear aspect, combination of wall and base units with laminated work surfaces and tiled



splash backs, double bowl stainless steel sinks, integrated fridge and freezer, integrated washing machine, integrated dishwasher, built in single oven, inset gas hob with cooker hood over, recessed lighting.

### FIRST FLOOR HALL

UPVC double glazed full height overlooking balcony, UPVC double glazed window over looking golf course.

### SECOND FLOOR LANDING

Loft access.

### BEDROOM 1

14' 3" x 8' 5" (4.34m x 2.57m) UPVC double glazed window to the rear aspect, radiator, television point.

### BEDROOM 2

11' 3" x 8' 5" (3.43m x 2.57m) UPVC double glazed window to the front aspect with views across the golf course and out to sea, radiator.

### BEDROOM 3

14' 4" x 8' (4.37m x 2.44m) UPVC double glazed window to the side aspect, radiator, recessed lighting.

### BATHROOM

UPVC double glazed window to the rear aspect, bath with shower mixer tap, close coupled WC, corner shower cubicle, wash hand basin on a pedestal, heated towel rail, vanity wall cabinet, part tiled walls.

### OUTSIDE

To the front of the property there are very well maintained communal gardens, an archway leads to the garage block with one single garage available for this property 16' 8" x 8' 1". To the rear of the property there are further well kept communal gardens plus drying area and bin storage.

### TENURE

There is the remaining lease term of 200 years from 5th April 1981.

Ground rent of £50 per annum.

Current maintenance charge of £659.37

### VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373

### DIRECTIONS

From the main roundabout at Sheringham, turn right heading towards Weybourne and follow this road just passed the junction with Holt Road where the entrance to Langham Court can be found.