



01263 822373
arnoldskeys.com

20 Sheringham Court . Sheringham . NR26 8HF



Guide £95,000

TRY AND FIND A BETTER VIEW FROM THIS TOP FLOOR APARTMENT

Park in front of this magnificent Victorian building, and appreciate the architecture and detail, before entering the building and taking the lift up to the second floor. As you leave the lift you will turn left and follow the directions up to the apartment. A private door takes you to the staircase leading to the private entrance hall with security entry phone system. You will then be greeted by a large open plan living / dining space with stunning views from two windows out to sea and over the golf course. At the end of the room you will access the spacious fully fitted kitchen, which comes with all the white goods. Back to the entrance hall where there are two further rooms, the first being a spacious double bedroom with dressing area and ample built in storage, the second being a part tiled bathroom with bath sink and WC.

Sheringham Court is situated just on the fringes of the main town centre, so being very close to all the amenities and both bus and train links.

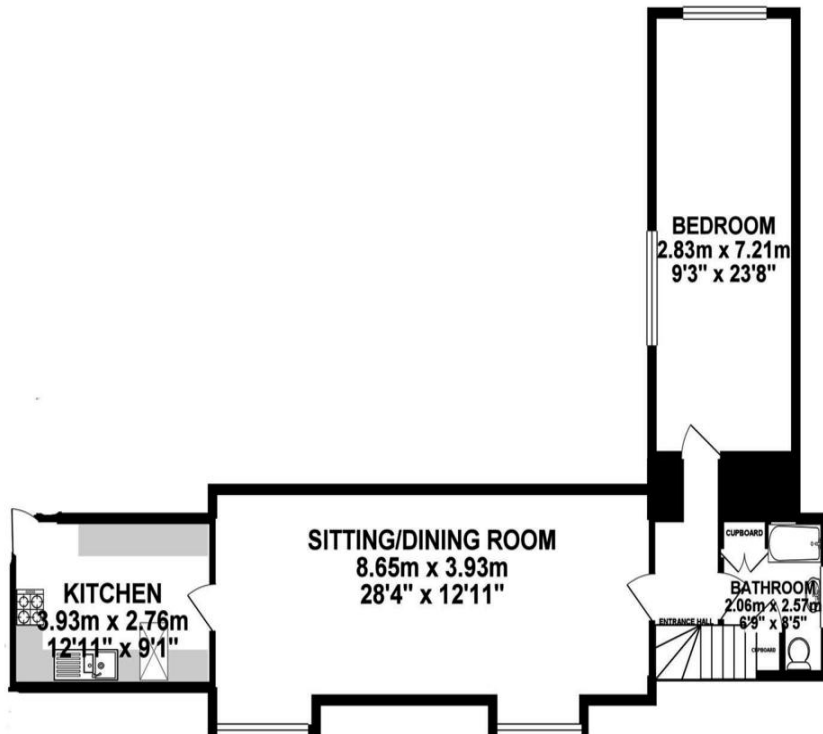
Electric heating throughout, lease remaining 68 years,
Maintenance £135 per month, council tax band A



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FLOOR 95.60 sq. m.
(1029.00 sq. ft.)



Dwelling type: Top-floor flat
Date of assessment: 09 April 2019
Date of certificate: 09 April 2019
Reference number: 8700-8816-0329-8607-9413
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²

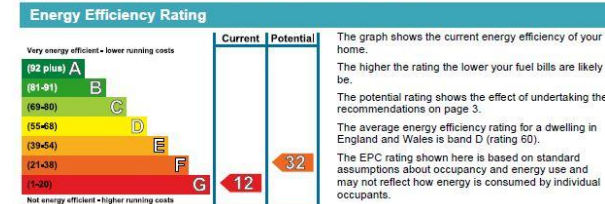
Use this document to:

- 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:	£ 9,765
Over 3 years you could save	£ 3,060

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 303 over 3 years	
Heating	£ 8,451 over 3 years	£ 5,850 over 3 years	
Hot Water	£ 1,011 over 3 years	£ 552 over 3 years	
Totals	£ 9,765	£ 6,705	

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.



Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 3,060

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.

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.



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