



01263 822373  
arnoldskeys.com

16, Beaumaris Court . Sheringham . NR26 8HB



**Guide £210,000**

# SECURE, LUXURY LIVING IN THE HEART OF THE TOWN

Beaumaris Court is a new development of Retirement Apartments set in a highly favoured residential area of the Town, just a short walk from the shops and both rail and bus services. The promenade is also just a stone's throw away.

This apartment is located on the first floor, which is served by a lift. The apartments are very secure with a sophisticated entry system providing access to the communal areas, including a residents' lounge. The apartment itself is very welcoming with the hallway providing access to all the rooms. The shower room is the first room and is beautifully fitted with a contemporary suite. The next room is the sitting room/dining room which enjoys a lovely outlook through the double doors. The fully fitted and integrated kitchen is off this room and also has the same outlook. A large walk in cupboard off the hallway houses the water heating system and heat recovery system which aid with the energy efficiency there is also provision for a washing machine, The bedroom is also off this hallway and has a door opening to the Juliet balcony. This completes the private accommodation.

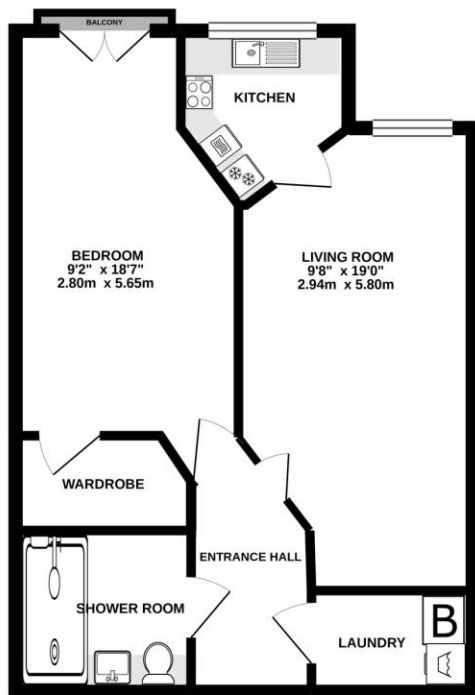
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Within the building is a Guest suite, available to hire and a delightful communal lounge. There is also a 24 hour emergency call system and five day house manager. The communal grounds are beautifully stocked and maintained with provision for sitting out on the lawns and patio areas. There are also charging points for electric buggies. The property is held on the balance of a 999 year lease with current Service Charge £TBCpa and Ground Rent of £TBC pa. It is a condition that residents must be over 60 or 55 in the event of a couple one must be over 60.



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TOTAL FLOOR AREA: 480 sq ft. (44.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate

16 Beaumaris Court, 13-15, South Street, SHERINGHAM, NR26 8HD  
 Dwelling type: Mid-floor flat Reference number: 8648-7738-5890-9974-5996  
 Date of assessment: 14 August 2018 Type of assessment: SAP, new dwelling  
 Date of certificate: 14 August 2018 Total floor area: 58 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,203**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 288 over 3 years	£ 288 over 3 years	
Hot Water	£ 744 over 3 years	£ 744 over 3 years	Not applicable
<b>Totals</b>	<b>£ 1,203</b>	<b>£ 1,203</b>	


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



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

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 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 £125. 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 £200. 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.



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coastal@arnoldskeys.com

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