



McCarthy & Stone
RESALES

BEAUMARIS COURT

7 Beaumaris Court, South Street, Sheringham, NR26 8HB
Asking price £267,500 LEASEHOLD

For further details
please call 0345 556 4104

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A beautifully presented ground floor retirement apartment with a PRIVATE PATIO AREA and an ALLOCATED CAR PARKING SPACE

Beaumaris Court

Located in the popular seaside town of Sheringham and offering unrivalled access to stunning natural landscapes, Beaumaris Court from award-winning property specialists McCarthy & Stone will provide all of the comforts of specialist Retirement Living properties without compromising on style. McCarthy & Stone Retirement Living properties make day-to-day living as comfortable and straight forward as possible, with a dedicated House Manager to help with all concerns, as well as beautifully maintained landscaped gardens. The Homeowners' lounge provides a great space to socialise with friends and family. Intruder alarms, camera entry systems and fire detection equipment are also provided and a 24-hour call system is in place for added peace of mind. Enjoy the freedom of independent living in beautiful, purpose built accommodation designed for those over 60. With high-end finishes throughout, the apartments offer contemporary style and comfort, with raised-height electrical sockets, slip-resistant flooring and spacious living areas. There's a communal buggy store available if required where you can store and charge up your buggy.

If your friends and family have far to travel, they can book the stunning Guest Suite at a cost of £25 per night (Subject to availability)

Local Area

The popular seaside town of Sheringham sits on the North of the beautiful Norfolk coastline with its stunning long stretches of natural beach and a comfortable, homely atmosphere. Sheringham beach has won several awards thanks to its natural beauty and picturesque views. The coastline provides plenty of opportunity for gentle walks, hikes and bike rides.

Take a trip on the historic North Norfolk railway and travel through some of the areas' most stunning coastal and countryside landscapes. Enjoy a meal aboard or plan your visit to coincide with a variety of special events and trips that take place on the railway year-round. Sheringham town centre offers a range of independent shops, bars, coffee shops and restaurants. Tesco and Morrisons supermarkets are also close by.

Apartment Overview

Superb ground floor apartment benefitting from French windows leading to a private patio area. The apartment is conveniently situated close to the shopping entrance and has an allocated parking space within the private car park. The bright and spacious living room, well equipped kitchen, level entry shower room and walk-in wardrobe to the bedroom completes this lovely apartment.

Entrance Hall

Front door with spy hole leads to a spacious entrance hall. Illuminated light switches, smoke detector and secure door entry system with intercom are situated in the hall. Door leading to a large utility room containing a washer/drier and shelving. Further doors leading to living room, shower room and bedroom.

Living Room

Bright and well proportioned living room benefitting from a full height, double glazed window and door leading to a private patio area. TV and telephone points, Sky/Sky+ connection points, electric wall radiator and raised sockets. Fitted carpets, two ceiling lights and curtains. Part glazed door leads on to a separate kitchen.

Kitchen

Fitted with a range of modern, high gloss wall and base units and large pan drawers with roll top work surface and up-stand over. Built in waist level oven with space for a microwave over, integrated fridge/freezer, dishwasher, ceramic hob and stainless steel chimney style extractor. Stainless steel sink with mixer tap and window with blind over, enjoying garden views. Under unit lighting, ceiling spotlights and ceramic floor tiles.

Bedroom

Spacious double room benefits from a full height window with views over the communal gardens. Raised sockets, electric radiator, TV and telephone points. Fitted carpets. Two ceiling lights and curtains. Door leads to a walk-in wardrobe with shelving and hanging rails.

Shower Room

Modern shower room with half height wall tiles and matching floor tiles. Fully fitted suite comprising of a large walk-in shower with screen and grab rail. Vanity unit with wash basin and cupboards beneath and illuminated mirror over. WC, chrome heated towel rail, down lights.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager

Car Parking

This apartment comes complete with a car parking space in the private car park.

Ground Rent

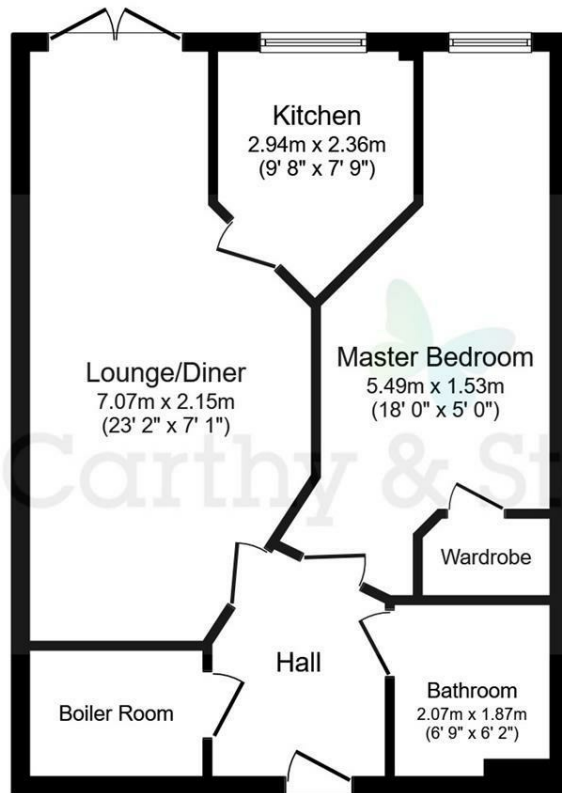
Annual fee - £425.

Lease Information

1st Jan 2018 for 999 years.







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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