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11, Edgebrook Court . Sheringham . NR26 8JN



Guide £199,000

BEAUTIFUL VIEWS OVER THE TOWN TO THE SEA FROM THE PRIVATE BALCONY

Edgebrook Court is a popular apartment block located just south of the Town centre and within a few hundred yards of the shops and transport facilities. The block has a secure entry system and the newly carpeted entrance provides a warm welcome. This apartment is approached over two flights of stairs and stair lifts are provided for the less able. The private entrance hall has three useful storage cupboards and provides access to all the rooms. The Sitting Room is beautifully proportioned and has large patio doors opening to the private balcony which enjoys an easterly aspect with views to the sea. The kitchen is fully fitted with a range of modern base and wall units, incorporating built in electric oven and hob and provision for washing machine. The former bathroom is now a modern shower room with corner enclosure, wash basin and w.c. The Two Bedrooms, both double, are set at the rear of the apartment and the larger of the two has a double built in wardrobe.

Edgebrook Court stands in communal grounds with provision for visitors' parking and this apartment has the benefit of a lock up GARAGE. The apartment is held on the balance of a 999 year lease with current maintenance £950 pa. Please note, the property may not be used for Holiday Letting.

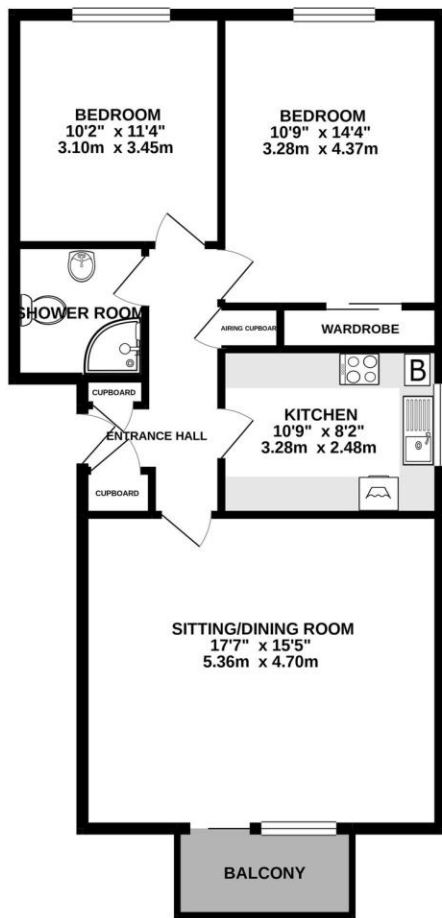


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TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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