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31, Shannock Court . Sheringham . NR26 8DW



**Guide £115,000**

# PLEASANT SOUTH FACING ASPECT FROM THE SITTING ROOM AND BEDROOM

Shannock Court is a modern development of self-contained apartments specifically designed for retirement use and located in a convenient setting just a short walk from the Town Centre. Careful thought has gone into the design of the development and the entrance is controlled by a secure entry system which opens to the communal lounge and sitting area; this creates a very welcoming impression. This is on the first floor, accessed via a lift or stairs.

The flat has the benefit of electric heating and sealed unit glazing. The sitting room enjoys a southerly aspect and a central fireplace feature provides a focal point too. The kitchen is approached through an archway off the sitting room and is fully fitted to include an electric hob, integrated oven and space for a tall fridge/freezer. The entrance hall provides access to the bedroom which also enjoys the same outlook as the sitting room and has a large built in wardrobe with mirrored doors. The tiled shower room is also off the hallway and offers a modern suite of vanity wash basin, large shower cubicle and close coupled w.c.

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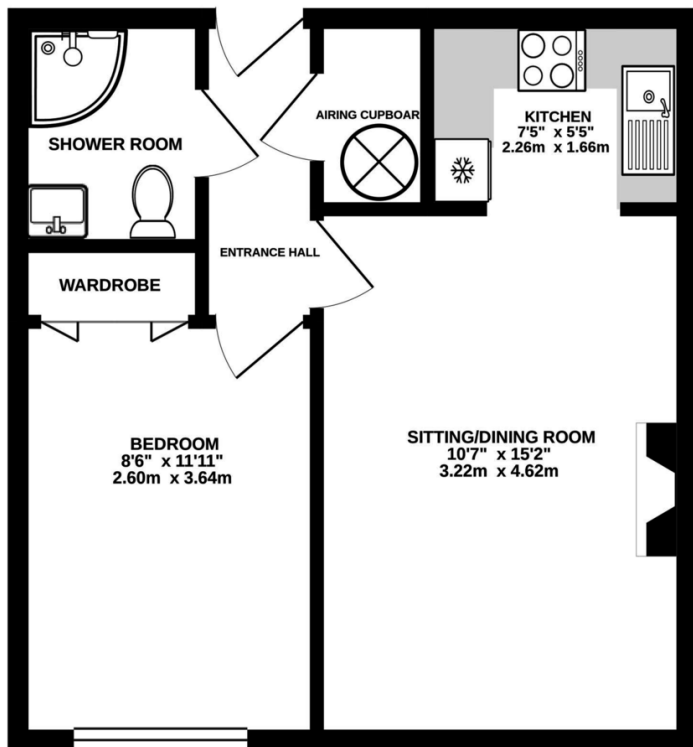
The development has neatly maintained communal gardens with residents' parking approached off George Street. There is a communal laundry room and a guest suite for visitors that may want an overnight stay. The apartment is held on the balance of a 125 year lease from 1988 with current ground rent £502.52pa and maintenance £2518.60pa



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389 sq.ft. (36.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 389 sq.ft. (36.1 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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