



## Flat 7 St. Nicholas Place | | Sheringham | NR26 8LE

### Offers In Excess Of £390,000

**\*\*WELCOME TO ST NICHOLAS PLACE A SELECTION OF 1.2 AND 3 BED LUXURY APARTMENTS AVAILABLE TO BUY NOW\*\*** Gilson Bailey are delighted to offer this bespoke range of incredibly spacious apartments that will be finished to impeccable standards, situated in the popular town of Sheringham, an area of outstanding natural beauty on the North Norfolk coast, nestling between the sea and Pretty Corner woods.

Flat 7 is a two bedroom, ground floor apartment offering approximately 974 SQFT of living accommodation which comprises of an entrance hall, lounge/diner, kitchen, modern bathroom and two bedrooms with bedroom one having an en-suite shower room. Each apartment will have its own allocated off road parking space, and there will be well kept landscaped communal grounds. The apartments benefit from high ceilings which make for a beautiful light and airy feel.

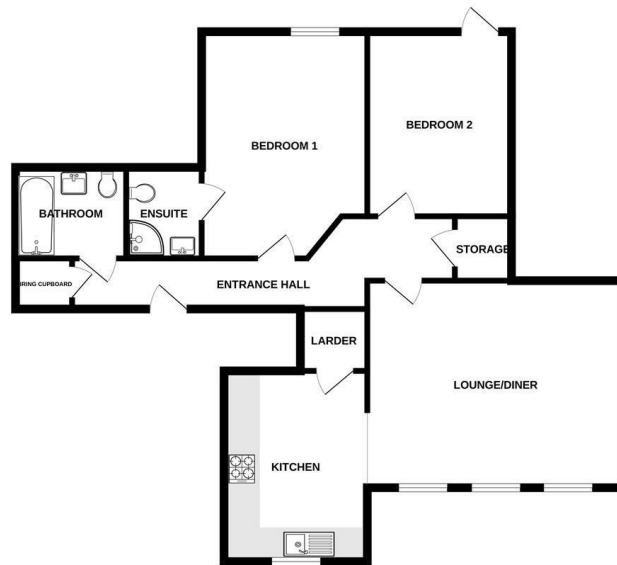
The contemporary kitchen is from the Plaza Porcelain range with brushed nickel bow handles with carbon steel worktops and LED under cabinet lights. There is a built in Zanussi Fridge Freezer, Dishwasher, and washer dryer. As well as a Brushed Steel Zanussi oven with ceramic hob and cooker hood. Each apartment will come with Porcelanosa ceramic tiles in the kitchen area and bathrooms. The apartments will have a mixture of white UPVC sash windows with timber grain effect and white UPVC casement windows. Apartments 1, 3 and 6 will have air source heat pumps while the other 9 apartments will come with gas combination boilers.

Other features include chrome towel rails, chrome downlights to the bathrooms and kitchen, BT connection points and USB charging, Paxton video door entry system with remote release, Dimplex Edel hot water heat pump to provide reduced carbon emission, Low voltage dual speed extract ventilation to provide constant background extraction with boost function.



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, walls, floors, doors and windows have not been taken and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any particular purchase. The services, systems and equipment shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Made with Metagon 03022

### Location

St Nicholas Place is perfectly nestled in a discreet and quiet residential area of mostly Victorian and Edwardian properties providing the perfect balance of coastal and town life, within an easy stroll from Beautiful Sheringham beach, charming shops with vibrant eateries. It will not only be perfect for those looking to move in and enjoy the conveniently modern living accommodation, they will also be a perfect holiday retreat or investment.

Sheringham is a delightful town in an area of outstanding natural beauty on the North Norfolk coast, nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets whilst other amenities include bus and rail services to bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library, together with Splash Leisure Centre and a magnificent 18 hole golf course. Education is well catered for with schooling for all ages in the town and a choice of independent schools within a few miles. There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and is extremely family friendly with a mix of shingle and sand depending on the tide with a wide promenade running the length of the town.

### Accommodation Comprises

Communal entrance with front door to:

#### Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

**Lounge/Diner 17'7" x 14'1"**

**Kitchen 12'9" x 9'8"**

**Bedroom One 15'5" x 11'3"**

**En-Suite 6'0" x 4'11"**

**Bedroom Two 13'3" x 9'10"**

**Bathroom 7'6" x 6'1"**

#### Outside

Landscaped communal gardens and one off road parking space.


#### Local Authority

North Norfolk District Council.  
Tax Band tbc

#### Tenure

Solicitors are currently compiling a 125 year lease for the property.  
Service charge to also be confirmed.


**Energy Efficiency Rating**

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

**Local Authority**

North Norfolk District Council

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.