

Flat 19, Sheringham Court Weybourne Road I

LE10 2JH, Sheringham, Norfolk

£230,000

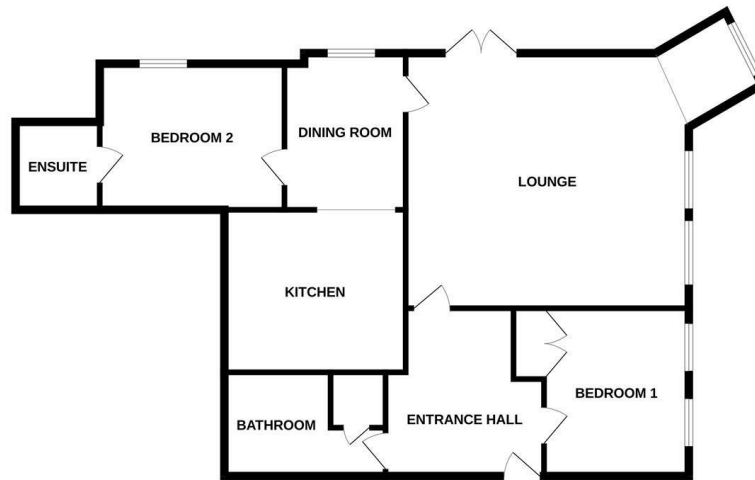
This spacious and light-filled basement apartment offers the perfect blend of comfort and convenience, ideally situated just a short stroll from the vibrant town centre, beautiful beaches, and a highly-rated golf course. Whether you're seeking relaxation or recreation, this prime location provides easy access to a range of amenities and leisure activities.

Inside, the apartment features electric heating and a thoughtfully designed layout, including a stylish and inviting lounge perfect for unwinding or entertaining guests. With two generously sized bedrooms and two modern bathrooms, it provides ample space for both residents and visitors. The well-equipped fitted kitchen seamlessly connects to a charming dining room, creating a warm and functional living environment.

Outside, residents benefit from a large car park with dedicated parking for two cars, along with additional visitor parking spaces. This apartment offers an exceptional opportunity to enjoy a high-quality lifestyle in a sought-after location.



GROUND FLOOR



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 errors, omissions 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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Communal Entrance

Telephone security entry system and door opening into the communal hallway with stairs to the basement flat and then solid wood door to

Entrance Hallway

Doors to all rooms, carpet, ceiling light, electric radiator.

Lounge 19'8" x 17'1"

Three UPVC double glazed windows to the side and rear and French doors to the outside courtyard. High ceilings, two ceiling lights, feature fireplace with inset electric fire and wooden surround and mantle, wall mounted electric radiator. TV point, carpet, space for office desk set in alcove. Door to

Dining Room 6'11" x 12'4"

UPVC double glazed window to rear, carpet, electric wall mounted radiator, ceiling light, door to bedroom one and opening to

Kitchen 10'4" x 8'7"

Range of white base and drawer units with black fleck work surface over, inset single bowl stainless steel sink unit and mixer tap over, tiled splashbacks, inset electric hob with extractor hood above. Built in double oven and microwave, integral dishwasher and washing machine and provision for a fridge freezer. Tiled flooring and ceiling light.

Bedroom One 12'6" x 9'3"

UPVC double glazed window to the rear, carpet, wall mounted electric radiator, door to

Bedroom Two 10'0" x 11'8"

Two UPVC double glazed windows to the side, carpet, built in double wardrobe, ceiling light, wall mounted electric radiator.

Esuite 5'9" x 6'4"

Vanity wash hand basin with storage cupboard beneath, wall mounted electric heated towel rail. Low level WC, separate shower cubicle with electric shower over. Extensively tiled walls, tiled flooring. Ceiling light and extractor fan.

Family Bathroom 6'11" x 7'3"

Panelled bath, pedestal wash hand basin, low level WC, three walls have mermaid boarding, vinyl flooring, ceiling light and extractor fan, wall mounted electric heated towel rail. Door to AIRING CUPBOARD with hot water cylinder and shelving.

Outside

There is a small courtyard area off the lounge. Parking spaces for two cars. From the apartment there are two sets of stairs one leading to the main communal hallway and the other leads directly outside to the side of the building and onto the carpark. Each apartment has a large storage area for bikes or DIY equipment. There is also a communal laundry room.

Tenure

Leasehold - This is a Leasehold apartment with 149 years remaining, the service charge is £180 per month, you are not allowed pets or to holiday let and it is an over 50's property.

Local Authority

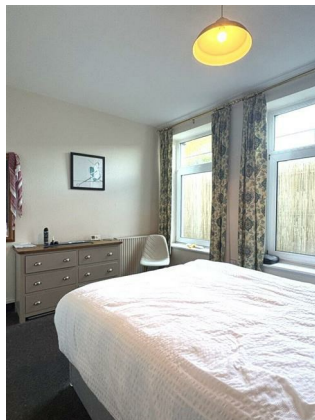
North Norfolk Council - Tax Band B

Utilities

There is Mains drainage, water and electricity connected. Superfast broadband available

Agents Note

Please note Lease restrictions include no pets and no letting the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk Tax Band B

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.

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