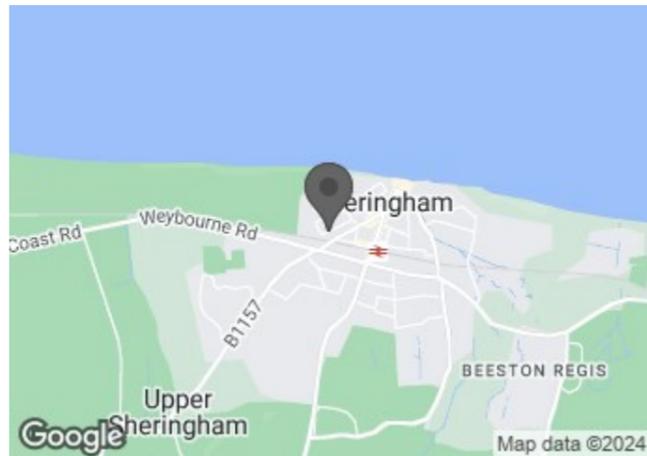


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8600769/JRD

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
RESALES**

**1 BEAUMARIS COURT
SOUTH STREET, SHERINGHAM, NR26 8HB**



~BEAUTIFULLY PRESENTED~ One bedroom GROUND FLOOR retirement apartment with a PATIO AREA within a popular McCarthy Stone retirement living development in the stunning SEASIDE TOWN OF SHERINGHAM.
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BEAUMARIS COURT, SOUTH STREET, SHERRINGHAM, NR26 8HB

BEAUMARIS COURT

Beaumaris Court was built by McCarthy Stone and has been designed and constructed for modern retirement living for the over 60's. The Homeowners' lounge and well maintained communal gardens provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). There is a dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

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. Sheringham town centre offers a range of independent shops, bars, coffee shops and restaurants. Tesco and Sainsbury's supermarkets are also close by.

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, shelving, electric consumer unit and electric boiler system.

LOUNGE

Bright and spacious lounge benefiting from French doors that open onto a patio area large enough to house a small bistro set overlooking the front elevation. The lounge provides ample room

for dining and a flame effect electric fire. The lounge has a decorative window style mirror which will be left in the lounge along with the curtains and lighting. TV and telephone points, Sky/Sky+ connection point and raised electric sockets. Part glazed door leads on to a separate kitchen.

KITCHEN

Fitted with a range of modern, high gloss wall and base units and drawers with roll top work surface and up-stand over. Stainless steel sink with mixer tap and drainer sits below the window with blind. Built in waist level oven with space for a microwave, four ring ceramic hob with and stainless steel chimney style extractor. Integrated fridge/freezer. Under unit lighting, central ceiling light point and ceramic floor tiles.

BEDROOM

Spacious double room with window facing the front elevation, with the benefit of a door leading to a walk in wardrobe with shelving and hanging rails. Decorative round mirror, curtains and lighting will be left in the apartment. TV and telephone point and raised electric sockets.

SHOWER ROOM

Modern shower room with wall tiles and matching floor tiles, suite comprising of a large full width walk-in shower with glass 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 (BREAKDOWN)

- 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

Service charge for the financial year ending 31st March 2025 is

1 BED | £210,000

£2811. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

****Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200).

LEASEHOLD INFORMATION

Lease : 999 years from 1st Jan 2018.

Ground rent: £425 per annum

Ground rent review: 1st Jan 2033

ADDITIONAL SERVICES & INFORMATION

- ** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum and permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

