

29 Shannock Court

George Street, Sheringham, Norfolk, NR26 8DW



PRICE: £135,000

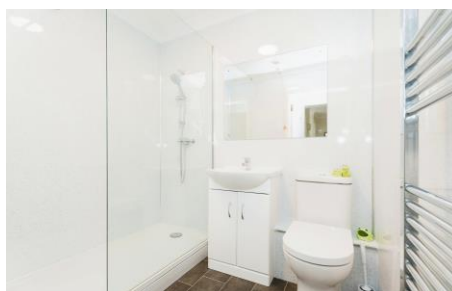
Lease: 125 years from 1988

Property Description:

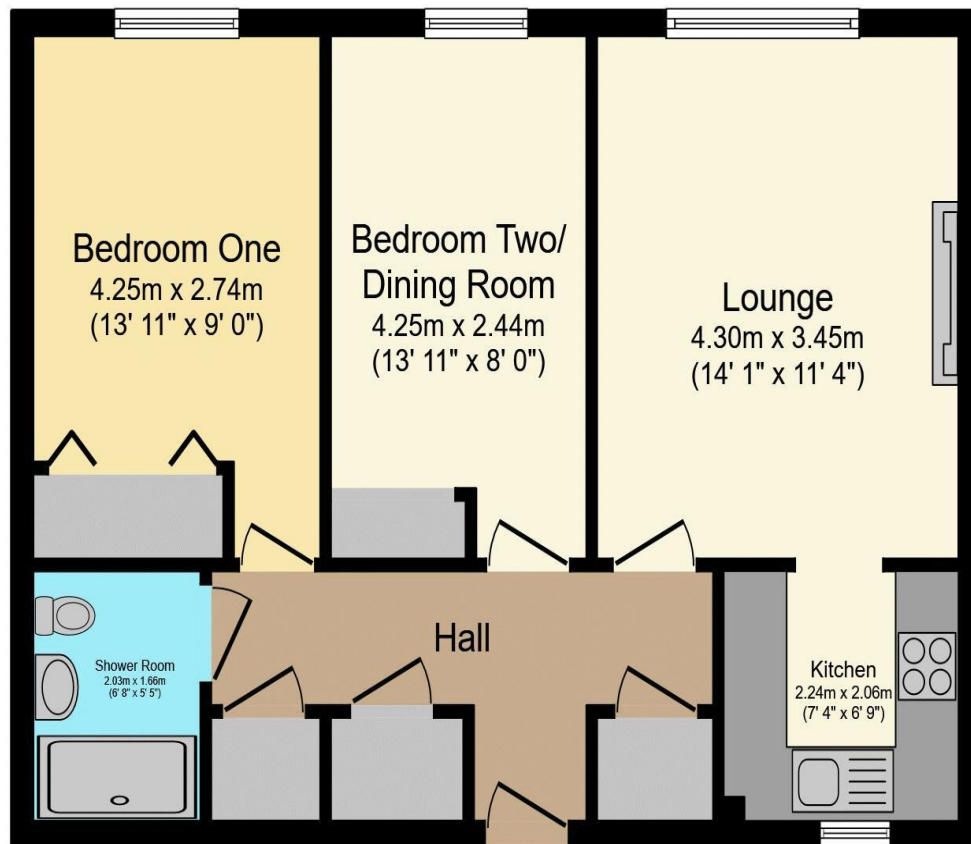
A TWO BEDROOM RETIREMENT APARTMENT SITUATED AT THE END OF THE WEST WING ON THE FIRST FLOOR. Shannock Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 3 floors each served by lift for Independent Living. Located in a convenient setting just a short walk from the Town Centre. The Development is situated in a very convenient location, being close to the Beach, shops in the High Street, Train station with Old Steam Train to Holt and on main Bus Route to Kings Lynn and Norwich. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must

Residents' lounge
Lift to all floors
24 hour emergency Appello call system
Hobbies Room
Development Manager

Guest Suite
Communal Laundry facilities
Price to include carpets, curtains and light fittings
Lease: 125 years from 1988



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£558.36

Ground Rent Period Review:

Next Uplift 2032

Annual Service Charge:

£4703.56

Council Tax Band:

C

Event Fees:

1% Transfer

Nil Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.