

47 Shannock Court

George Street, Sheringham, Norfolk, NR26 8DW



PRICE: £100,000

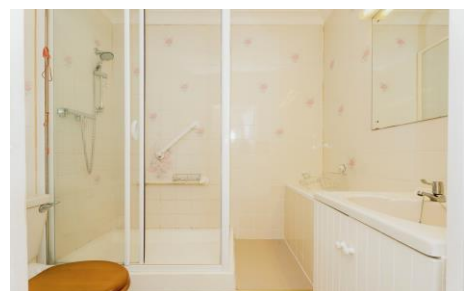
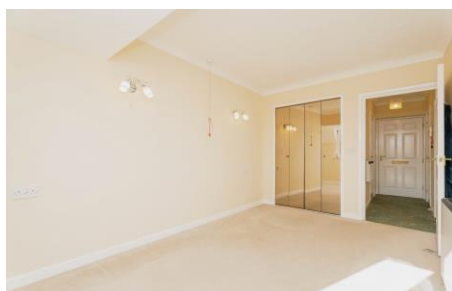
Lease: 150 years from 2018

Property Description:

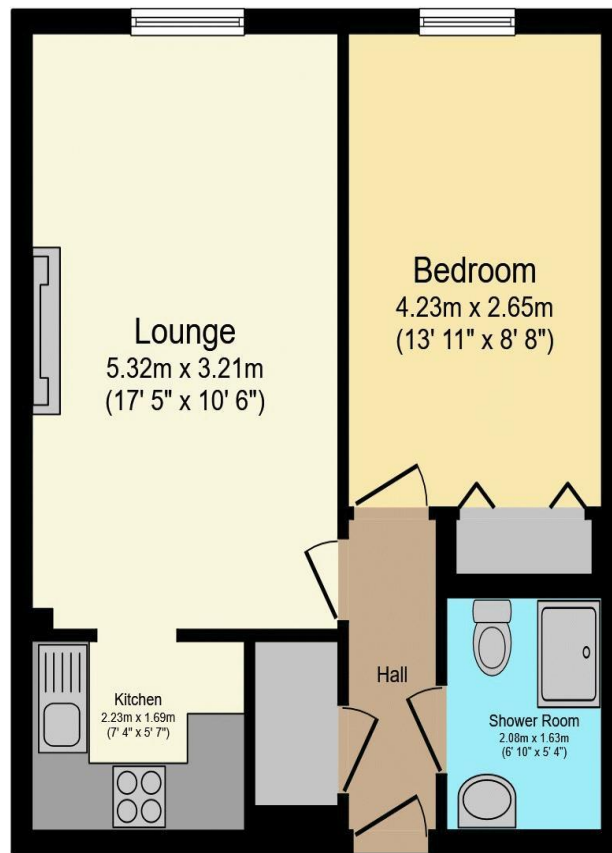
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Shannock Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 3 floors each served by lift. Located in a convenient setting just a short walk from the Town Centre. The Development is situated in a very convenient 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 be over the age of 60 years and the other over 55 years. Please speak to our

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

Guest Suite
Communal Laundry facilities
Minimum Age 60
Lease: 150 years from 2018



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



Total floor area 42.4 m² (457 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£601.08

Ground Rent Period Review:

2028

Annual Service Charge:

£3,527.68

Council Tax Band:

B

Event Fees:

**1% Transfer
NIL Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.