





**Loudwater Court Vincent Road, Sheringham NR26 8BP** 

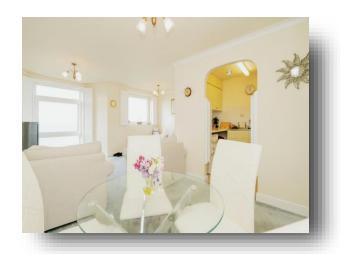


### welcome to

## **Loudwater Court Vincent Road, Sheringham**

\*\*\* STUNNING SEAVIEWS \*\*\* This top floor one bedroom apartment needs to be viewed to be appreciated in all its glory! With picturesque coastal views in the popular location of Sheringham. Offered with NO ONWARD CHAIN













Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk coast nestling between the sea and Pretty Corner woods. The town is a popular holiday destination and the centre has an excellent range of independent shops and a Tesco's supermarket. There are schools for all ages including many public schools within a few miles, together with bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18-hole cliff-top golf course.

This property comprises of entrance hall, open plan kitchen living room, bedroom and shower room

#### **Entrance Hall**

Door to the front aspect, 2 cupboards and radiator

#### Lounge

20' 6" x 16' 11" ( 6.25m x 5.16m ) Double windows to the rear aspect wih sea views, cupboard with a drop down bed.

#### Kitchen

7' 1" x 6' 7" ( 2.16m x 2.01m )

Fitted kitchen with range of wall and floor units and work surfaces over, sink drainer, cooker.

#### **Bedroom**

12' 7"  $\times$  11' 10" (  $3.84m \times 3.61m$  ) Built in wardrobe and vanity dresser, radiator and window to the front aspect.

#### **Bathroom**

Suite comprising of walk in shower, wash hand basin.



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). Powered by www. foodalegent.com





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# **Loudwater Court Vincent Road, Sheringham**

- NO ONWARD CHAIN
- Sea Views
- Top Floor one bedroom apartment
- Close walk to Town & Beach
- Council Tax Band A

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CRM108382



Property Ref: CRM108382 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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