

# Arnolds | Keys



**Flat 8, 60 Cromer Road, Sheringham, NR26 8RT**

**Price Guide £129,950**

- No onward chain
- Modern electric heating
- Double aspect sitting room
- Well presented
- Off-Road parking
- Far reaching views
- One Bedroom
- Holiday letting not permitted

# Flat 8, 60 Cromer Road, Sheringham NR26 8RT

Conveniently located just a short walk from the Town centre and transport facilities is this purpose built first floor apartment offering far reaching views to Beeston Hill from the sitting room.

The property is equally suitable for a permanent or second home and offers modern electric heating and sealed unit glazing. The property offers light accommodation with a dual aspect sitting room and a window in the kitchen too. The property is offered with no onward chain and has the benefit of an off-road parking space.



Council Tax Band: A



## COMMUNAL ENTRANCE HALL

With secure entry system and stairs to all floors.

## FIRST FLOOR LANDING

Fitted store cupboard, door to:-

## PRIVATE ENTRANCE HALL

Telephone entry system, wall mounted electric heater, built in airing cupboard with lagged foritic tank with immersion heater. Door opening to:

## LOUNGE/DINING ROOM

A light room with two aspects; a large oriel bay window and second aspect to the side, both with far reaching views to Beeston Hill. Wall mounted electric heater, TV aerial point.

## KITCHEN

Fitted with base and wall storage cupboards, with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, window to side aspect, provision for automatic washing machine, point for electric cooker, wall mounted electric fan heater.

## BATHROOM

Panelled bath with electric shower above and folding screen, pedestal wash basin, close coupled w.c., high level window, wall mounted electric heater, tiled splashbacks.

## BEDROOM

Wall mounted electric heater, window to side aspect.

## OUTSIDE

The property stands in communal grounds with off-road parking spaces and an area designated for refuse bins.

## AGENTS NOTE

The property is held on the balance of a 99 year lease created 1st May 1992. Ground rent is £100 per annum and maintenance charge including insurance and water rates is approximately £634 per annum. The property is council tax band A






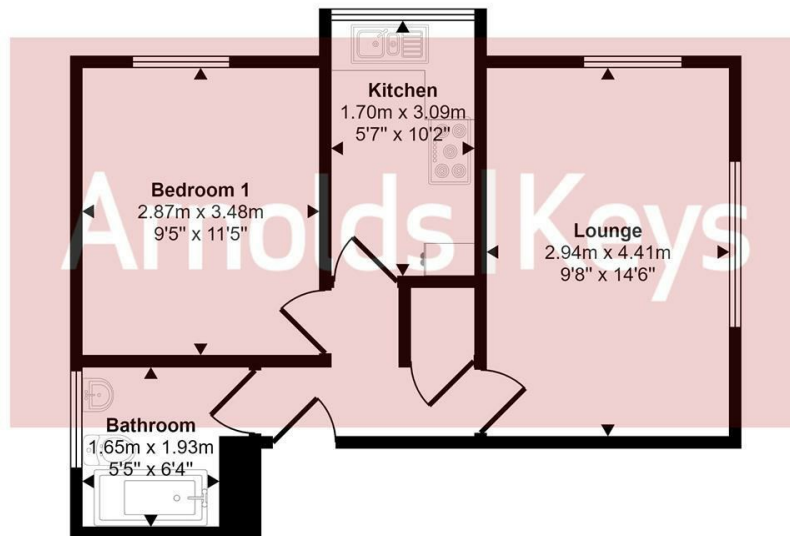
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Approx Gross Internal Area  
38 sq m / 407 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.