

# Arnolds | Keys



**1B, Sheringham House, Cremers Drift, Sheringham, NR26 8HZ**

**Price Guide £375,000**

- Highly favoured location
- Ground and first floor
- Two Bathrooms (inc ensuite)
- Landscaped grounds
- Duplex apartment
- Two Bedrooms
- Underground parking
- Romanesque swimming Pool



# Cremers Drift, Sheringham NR26 8HZ

Located in a highly favoured location, and forming part of this secure, gated community, is this beautifully presented Duplex Apartment. This property is on the ground and first floors of Sheringham House and enjoys a patio overlooking the neatly maintained grounds. The property has the benefit of gas central heating, sealed unit glazing and offers two bedrooms and two bathrooms.

Sheringham House itself, is a truly exceptional development of apartments privately situated within six acres of landscaped gardens. A special feature of Sheringham House is its Romanesque indoor swimming pool with private changing facilities and adjoining terrace, in addition to a large snooker room.



Council Tax Band: E



## COMMUNAL ENTRANCE HALL

With secure telephone entry system, polished tiled floor, stairs and lift to all floors.

## PRIVATE ENTRANCE HALL

Radiator, stairs to first floor with understairs cupboard, telephone entry system, fitted cloaks cupboard, built in cupboard housing Viessmann gas fired boiler providing central heating and domestic hot water. Telephone point.

## KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of base and wall storage units with solid work surfaces, inset sink unit with waste disposal unit, integrated appliances including built in double oven, combination oven, hob with extractor hood above, provision for dishwasher, fridge/freezer and second freezer, integrated washing machine, radiator. tiled floor, tiled splashbacks, window to side aspect. Telephone and TV points. Glazed door to hallway and further glazed door opening to:

## LOUNGE/DINING ROOM

A beautifully light room with two sets of French doors opening to the patio and a second aspect to the side. Feature timber and marble fire surround, TV aerial point, telephone points, two glazed doors to hallway, Three radiators.

## CLOAKROOM

Close coupled w.c., pedestal wash basin, radiator, fully tiled walls and vinyl floor covering.

## FIRST FLOOR

### LANDING

Galleried landing, two radiators, door to first floor communal hallway, built in cupboard.

### SHOWER ROOM

Corner shower enclosure with mixer shower, close coupled w.c., pedestal wash basin, radiator, fully tiled walls and vinyl floor covering.

## PRINCIPAL BEDROOM

A beautifully proportioned room with two aspects to front and side, two radiators, built in double wardrobe cupboard, telephone and TV points, door opening to:

### ENSUITE

Panelled bath with mixer tap and shower attachment, close coupled w.c., bidet, corner shower enclosure with mixer shower, vanity wash basin with cupboards beneath and illuminated mirror over, radiator, fully tiled walls. heated towel rail, vinyl floor covering.

## BEDROOM 2

Window to side aspect, radiator, built in wardrobe cupboard, telephone and TV points.

## GARAGE, PARKING AND GARDENS

The property has the benefit of secure underground parking and a built-in storage cupboard within the parking area for the private use of the owner.

Sheringham House stands in large, beautifully landscaped gardens and is approached through remote control security gates which lead to a sweeping drive approaching the apartments. The grounds have been beautifully landscaped with manicured lawns with large rockeries and water feature with numerous planting of specimen shrubs throughout. There are attractive walks laid through woodland to the rear of the property.

## AGENTS NOTE

The property is held on the balance of a 125 year lease created the 1st January 2004 with current service charge approx. £4,150 per annum including buildings insurance. Ground rent £100.00 per annum. Council Tax Band E. The service charge includes unrestricted use of the indoor swimming pool and snooker/function room for residents. It is a condition that purchasers should be aged over 55 if single and at least one over 55 if married. It is a condition that no children shall reside at the property.






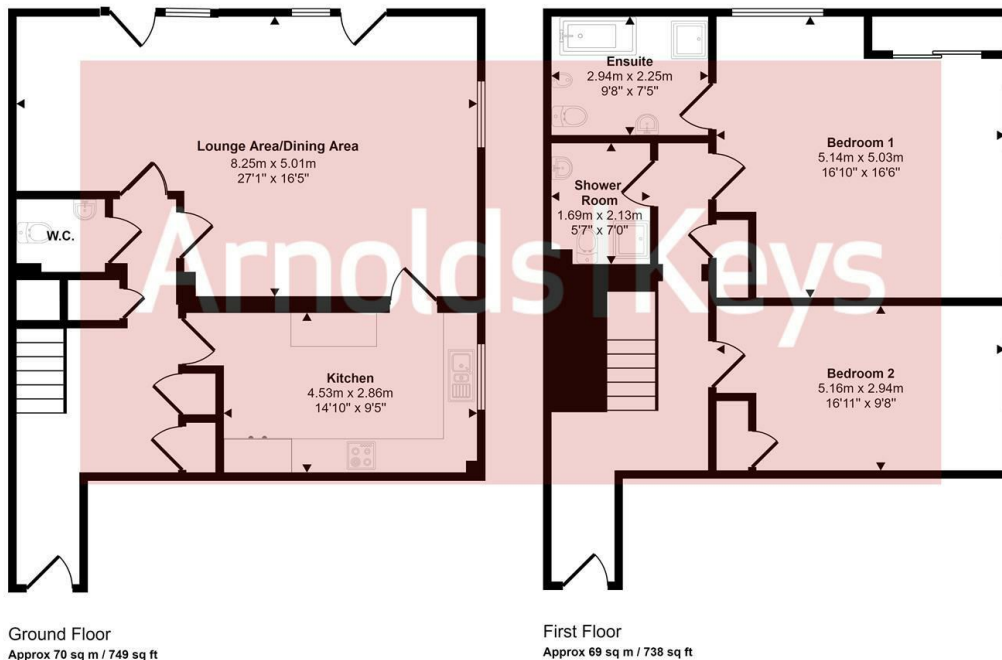
## Viewings

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>		<b>82</b>	<b>83</b>
(69-80) <b>C</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  
138 sq m / 1487 sq ft



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.