

Arnolds | Keys



5B Sheringham House Cremers Drift, Sheringham, NR26 8HZ

Price Guide Price Guide £425,000

- No onward chain
- Three Bedrooms including ensuite
- Gas central heating
- Gated community
- First floor balcony
- Two reception rooms
- Sealed unit glazing
- Underground parking

5B Sheringham House, Sheringham NR26 8HZ

Sheringham House is a truly exceptional development of elegant apartments privately situated within six acres of beautifully landscaped gardens and parkland, with secure gated access. The 64 apartments, including 11 penthouses have been built and appointed to a very high specification with fully fitted kitchens, large bathrooms and a lift to all floors. 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.

This apartment is located on the first floor and enjoys a balcony overlooking the beautifully maintained grounds.



Council Tax Band: E



COMMUNAL ENTRANCE HALL

Fully secure entry system, stairs and lifts to all floors.

PRIVATE ENTRANCE HALL

Built in cloaks cupboard, built in linen cupboard, secure entry telephone, wood laminate floor. Radiator with cover.

UTILITY ROOM

Wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine and tumble dryer.

LOUNGE

A beautiful light room with French doors opening to BALCONY. Central timber and marble fireplace with provision for electric fire. TV aerial point, twin glazed doors to hallway, four wall light points, radiator. Archway to:

DINING ROOM

Window overlooking gardens, glazed door to hallway, radiator, further glazed door opening to:

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of base and wall storage cupboards with laminated work surfaces, inset sink unit, integrated appliances to include inset electric hob with extractor hood above, dishwasher, built in double oven and microwave, integrated fridge/freezer. Radiator, window overlooking gardens.

SHOWER ROOM

Beautifully fitted with a suite comprising a vanity wash basin with cupboards and drawers beneath with mirror and spotlighting, corner shower enclosure with mixer shower, close coupled w.c., fully tiled walls, radiator and towel rail.

PRINCIPAL BEDROOM

Window to front aspect, range of floor to ceiling wardrobes with sliding mirror doors, two wall light points, radiator, door opening to:

ENSUITE

Fitted with a suite comprising panelled bath with mixer tap and shower attachment, corner shower enclosure with mixer shower, close coupled w.c., bidet, vanity wash basin with cupboards and drawers beneath with mirror and spotlighting, radiator and heated towel rail, part tiled walls.

BEDROOM 2

Window to front aspect, radiator.

BEDROOM 3/OFFICE

Window to front aspect, radiator, built in wardrobe cupboard.

TENURE

The property is held on the balance of a 125 year lease created the 1st January 2004 with current service charge approx. £4,000 per annum including buildings insurance. Ground rent £100.00 per annum. Council Tax Band E.

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 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.






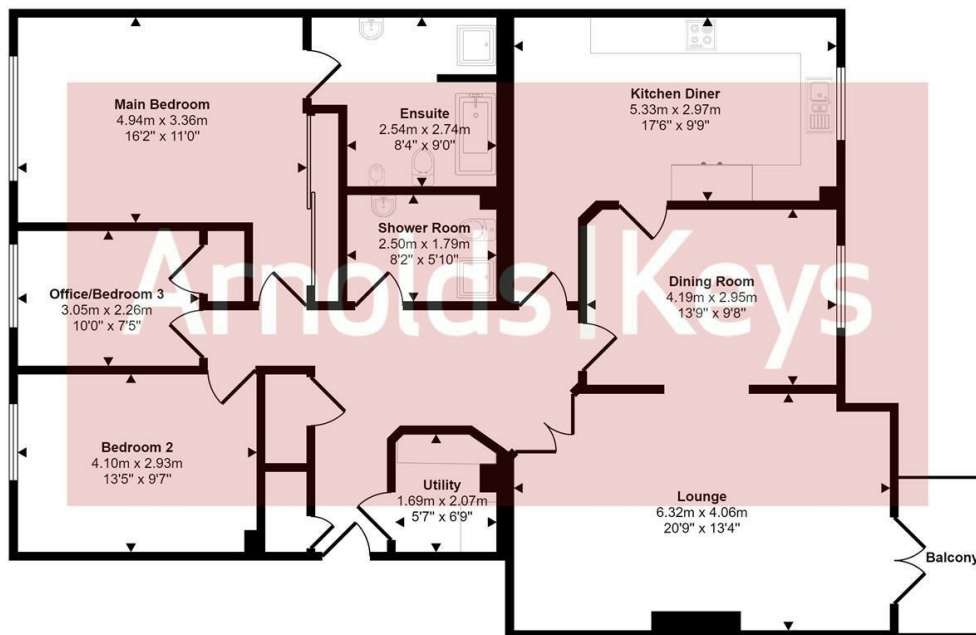
Viewings

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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
134 sq m / 1441 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.