

Arnolds | Keys



12 Shannock Court, George Street, Sheringham, Norfolk, NR26 8DW
Price Guide £160,000

- Ground floor apartment
- No onward chain
- Over 60's retirement complex
- Sitting /dining room
- Off road parking
- Two bedrooms
- Town centre location
- Leasehold
- Shower room
- Small courtyard garden

12 Shannock Court, Sheringham NR26 8DW

Set in the heart of the Town and offered with no onward chain is this two bedroom ground floor apartment. The apartment is just a short stroll to the town centre and seafront, with also bus and rail links close by. The property forms part of a retirement complex where the communal facilities are there for those who enjoy other's company.

The apartment is offered with a fitted kitchen, two bedrooms, shower room and sitting/dining room. Also has the benefit of electric heating and UPVC sealed unit glazed windows and doors throughout. There is a communal car park at the rear providing parking for the residents and visitors.



Council Tax Band: B



COMMUNAL ENTRANCE

Communal entrance with secure key entry system, double doors lead through into the residents lounge and lift to all floors.

ENTRANCE HALL

Doors to sitting room, bedrooms and shower room. Entry telephone system and emergency call system. Two large storage cupboards, one being an airing cupboard with hot water cylinder and immersion heater. The other being a cloaks cupboard. Wall mounted electric heater

SITTING/DINING ROOM

UPVC sealed unit window and door to the rear small garden and car parking area. Feature fireplace with inset electric fire on marble hearth, carpet, ceiling light point, wall mounted electric heater. Opening to

KITCHEN

UPVC sealed unit window to the rear. A range of base and drawer units with work surface over. Inset electric four ring hob with extractor hood above, electric cooker beneath. Inset single bowl stainless steel sink unit, provision for washing machine and fridge freezer. Matching wall cupboards, part tiled walls, ceiling light and vinyl flooring.

SHOWER ROOM

Large walk in shower with tiled walls and glazed shower screen sliding doors. Low level WC, vanity wash hand basin and storage cupboard beneath. Large wall mounted mirror with light above, vinyl flooring, wall mounted heated towel rail. Ceiling light.

BEDROOM ONE

UPVC sealed unit window to the front, carpet, wall mounted electric heater, emergency pull cord, ceiling light, built in wardrobe.

BEDROOM TWO

UPVC sealed unit window to the front, carpet, wall mounted electric heater, emergency pull cord, built in wardrobe.

OUTSIDE

There is communal gardens with mature flower bed and shrub borders, and a private car park off George Street for visitors and residents.

AGENTS NOTE

This is a leasehold property with 125 year lease from 1988 with 90 years remaining. Service & maintenance charge of £4649 per annum with a ground rent of £279 for the year.

The property has a council tax band rating B and has mains water, drainage and electricity connected.

It is a condition that all residents must be over the age of 60 except in the case of a couple where one must be 60, the other over 55.

There is a communal laundry room with free access to washing machines and tumble dryers.



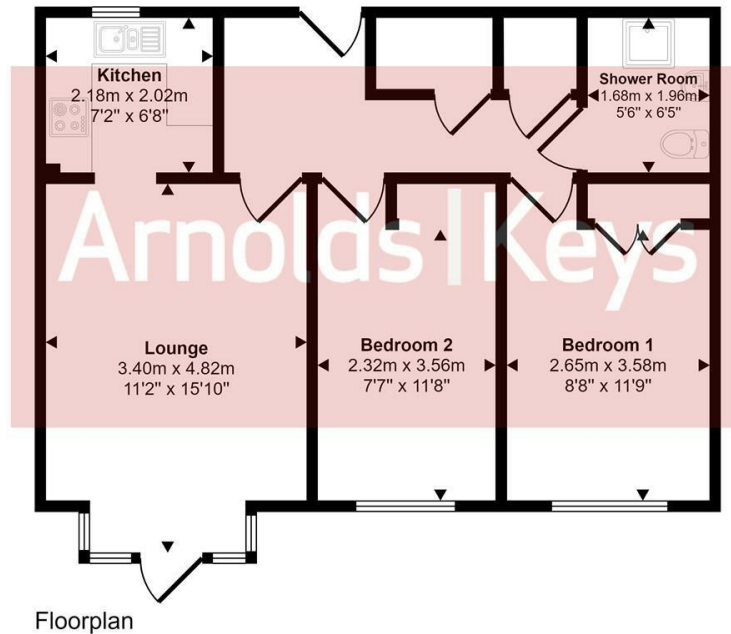
Viewings

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			
(69-80) C			
(55-68) D		68	74
(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
56 sq m / 606 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.