

# Arnolds | Keys



**43 Shannock Court George Street, Sheringham, NR26 8DW**

**Price Guide £118,000**

- Retirement complex
- Lift to all floors
- Electric off-peak heating
- Sealed unit glazing
- Just a short walk to shops and beach
- Beautifully presented accommodation
- Off-road parking
- Excellent communal facilities

# 43 Shannock Court, Sheringham NR26 8DW

Shannock Court is a modern retirement complex of self-contained apartments located just a short stroll from the Town Centre and beach. This apartment is beautifully presented and is on the second floor just a short walk from the lift which serves all floors.

The accommodation has the benefit of electric off-peak heating and sealed unit glazing. Shannock Court itself offers excellent communal facilities including off-road parking, residents' lounge, laundry room and guests' facilities if required.



Council Tax Band: B



## COMMUNAL ENTRANCE

With secure key entry system through double doors leading into the residents' lounge and lift to all floors.

## PRIVATE ENTRANCE HALL

Doors to all rooms, large built in airing cupboard housing hot water cylinder with immersion heater and electric service meters, wall mounted electric convector heater. Emergency call system.

## LOUNGE/DINING ROOM

UPVC window, TV aerial point, feature timber and marble fire surround, two wall light points, night storage heater, archway to:

## KITCHEN

Fitted with a range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset four ring electric hob with oven beneath and filter hood above, inset stainless steel sink unit, space for fridge/freezer.

## BATHROOM

Vanity washbasin with cupboards beneath, wall mirror with electric light above and shaver/toothbrush point to the side. Panelled bath with mixer shower above. Close coupled w.c., wall mounted convector heater, electric towel rail/radiator.

## BEDROOM

UPVC sealed unit window, built in double wardrobe with folding mirror doors. Night storage heater.

## OUTSIDE

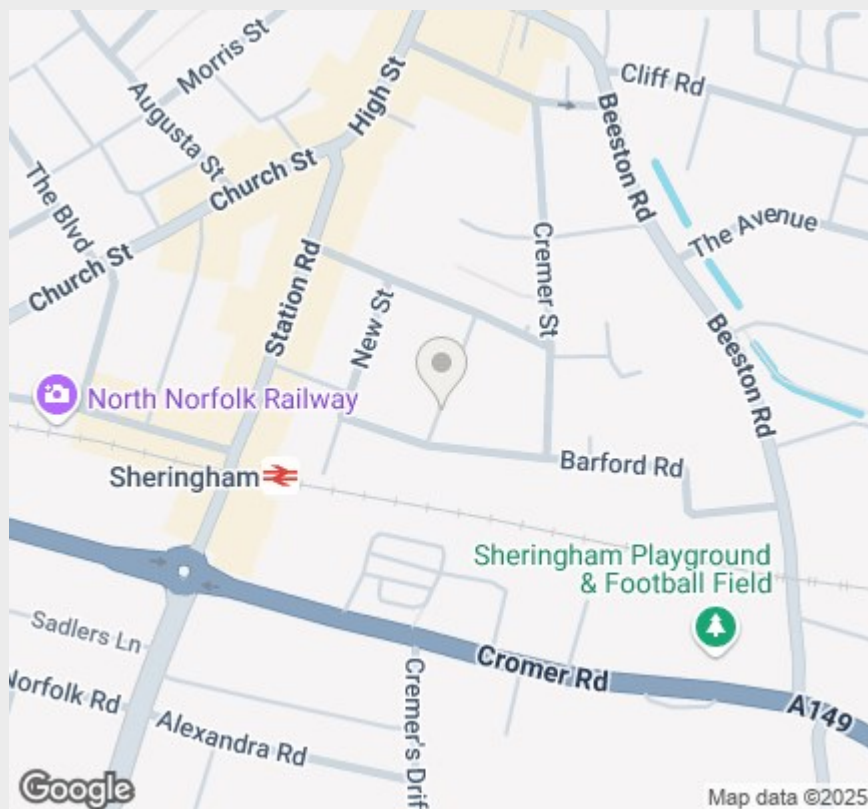
Shannock Court stands in well kept communal gardens and has a car park approached off George Street.

## AGENTS NOTE

This is a Leasehold property held on a 125-year lease from 1988 with approximately 89 years remaining. Ground Rent £502.52. Service & Maintenance charge £3487.02. The property has a Council Tax rating B, and has mains water, drainage, and electricity connected. It is a condition of purchase 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 access to washing machines and tumble driers.





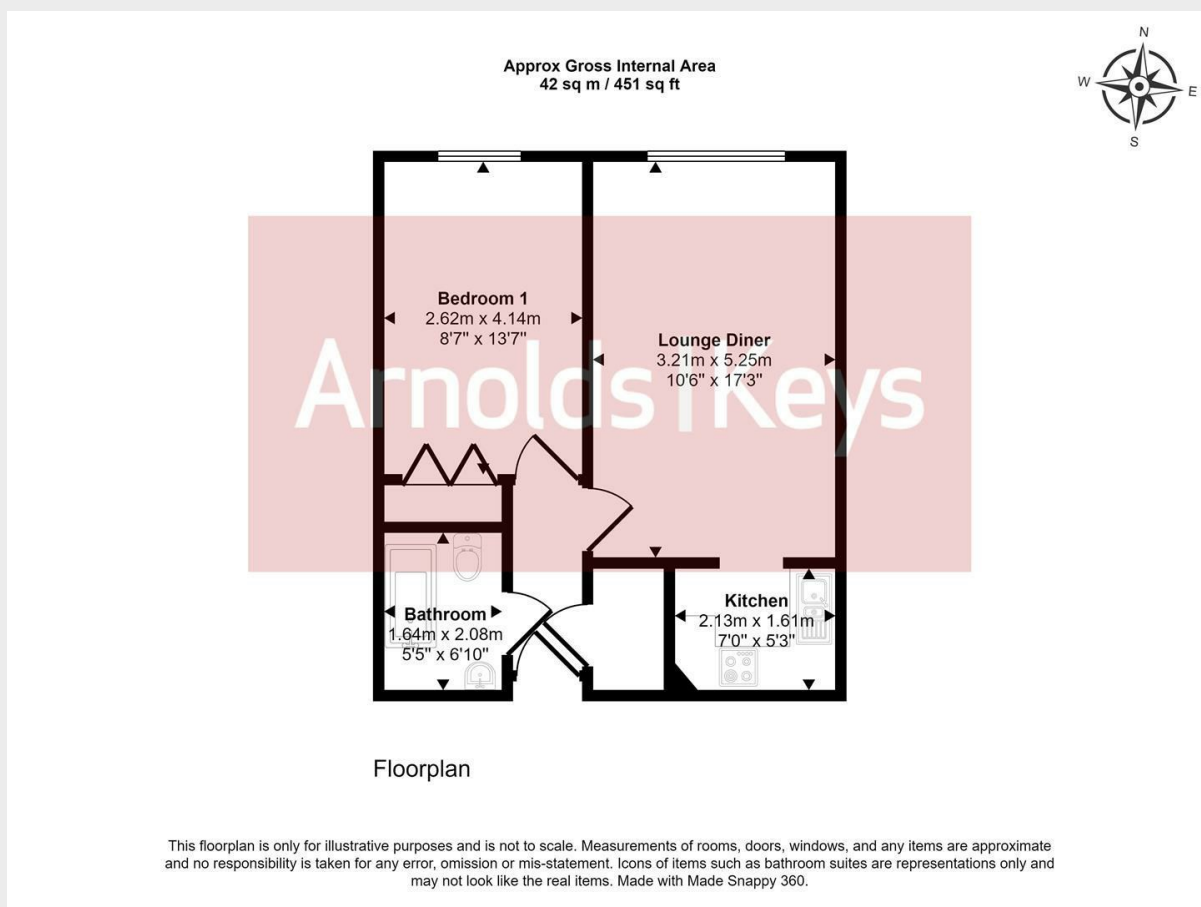
## Viewings

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>	70	78
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com