

Arnolds | Keys



Flat 17, Bedford Mews, Norfolk Road, Sheringham, NR26 8HD

Price Guide £195,000

- No onward chain
- Two bedrooms
- Southerly views towards woodland in the distance
- Close to Town Centre
- Long lease (balance of 999 years)
- Gas central heating
- Sealed unit glazing
- Garage

Bedford Mews, Sheringham NR26 8HD

Offered with no onward chain is this beautifully presented, purpose-built apartment located on the second floor of this block of apartments with excellent southerly views over the Town to woodland in the distance. The Town Centre itself is just a short walk and offers a wide selection of shops and restaurants whilst both bus and rail services are close by too.

Currently used as a holiday home, this apartment would be equally suitable for permanent use with its gas central heating and sealed unit glazing throughout. The property also has the benefit of a lock up garage.



Council Tax Band: B



COMMUNAL ENTRANCE HALL

Secure entry system, stairs to all floors, rear door to communal areas.

SECOND FLOOR LANDING

Built in service meter cupboard.

PRIVATE ENTRANCE HALL

Radiator, wood laminate floor, built in store cupboard.

LOUNGE/DINING AREA

A lovely light room with two windows to the front, south facing aspect, radiator, wood laminate floor, provision for TV, feature wood and marble effect fire surround with fitted electric fire. Open plan design to:

KITCHEN AREA

Continuation of wood laminate floor, good range of base and wall cupboards with laminated work surfaces and tiled splashbacks. Wall mounted gas fired boiler providing central heating and domestic hot water. Two further windows to rear aspect, inset electric hob with oven beneath and filter hood above, inset stainless steel sink unit, space for refrigerator, 2 radiators.

BATHROOM

Modern suite of panelled bath with glazed screen and electric shower, close coupled w.c., pedestal wash basin, radiators, wall mirror, extractor fan, UPVC window.

BEDROOM 1

Two windows to front aspect, radiator. Wood laminate floor.

BEDROOM 2

Radiator, window to rear aspect, built in cupboard over stairs, wood laminate floor.

OUTSIDE

Communal grounds, brick built store, lock up GARAGE.

AGENTS NOTE

The property is held on the balance of a 999 year lease commencing 1977. Current Ground Rent Service Charge £1498.37. The property has all main services connected. The property previously had a Council Tax rating of Band B but is currently

commercially rated. The property may NOT be let as a holiday let.




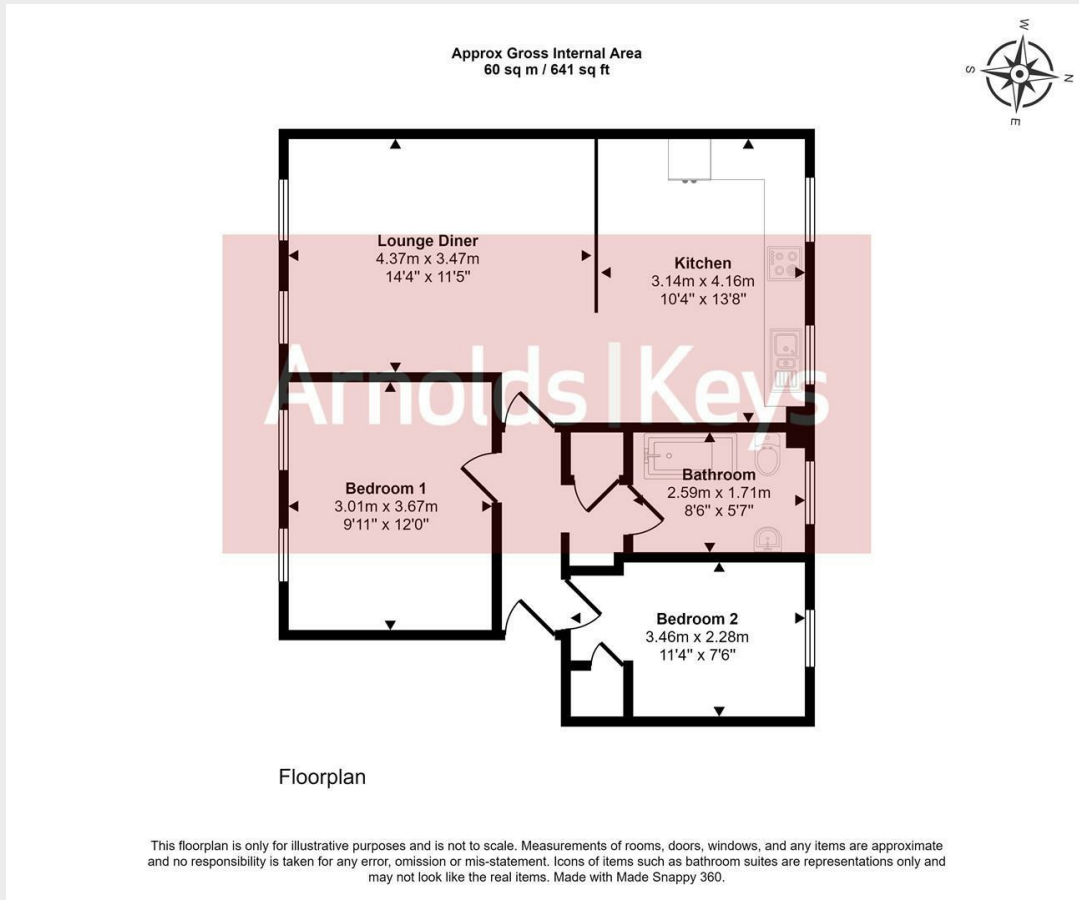


Viewings

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		74	77
(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 	



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.