

# Arnolds | Keys



**Flat 3, 17 Waterbank Road, Sheringham, NR26 8RB**

**Price Guide £150,000 Leasehold**

- Newly renovated
- New 999 year lease
- One well behaved pet permitted
- Close to transport facilities
- Electric heating
- Holiday letting permitted
- New appliances in kitchen
- Long stay public car park close by

# Flat 3, 17 Waterbank Road, Sheringham NR26 8RB

Waterbank Road is a well-established residential area located just off the Town Centre and within easy walking distance of the excellent selection of local shops and restaurants. Both bus and rail services are just a short walk away too.

This apartment is one of four newly renovated properties in this three-storey dwelling. Flat 3 is located on the second floor and is ideal for both permanent use or as a holiday investment. The accommodation has electric heating and sealed unit glazing throughout. The kitchen has all new appliances included.



Council Tax Band: TBC



### **COMMUNAL ENTRANCE HALL**

Service meter cupboard, stairs to first floor.

### **LANDING**

Door to private hallway with stairs to second floor.

### **SECOND FLOOR LANDING**

Fitted over stairs cupboard housing electric water heater, wall mounted electric heater, further fitted cloaks cupboard.

### **SHOWER ROOM**

Corner shower enclosure with mixer shower, close coupled w.c., contemporary style wash basin, chrome heated towel rail.

### **BEDROOM**

Window to front aspect, wall mounted electric heater.

### **LOUNGE/KITCHEN/DINER**

Another lovely light room with windows to front and rear. The kitchen is fitted with a range of high gloss base and wall cupboards with laminated work surfaces, inset sink unit, inset electric hob with oven beneath, provision for automatic washing machine, refrigerator and freezer. Access to roof space.

### **OUTSIDE**

Communal bin storage area.

### **AGENTS NOTE**

The property will be sold with the benefit of a new 999 year lease, no Ground Rent, Service Charge in the region of £500 - 600 pa. With the option to buy a 1/4 share of the freehold when all flats are sold. The property may be holiday let and one well-behaved pet permitted. It is the vendors' request that all purchaser use a qualified firm of solicitors to act for them on their purchase.

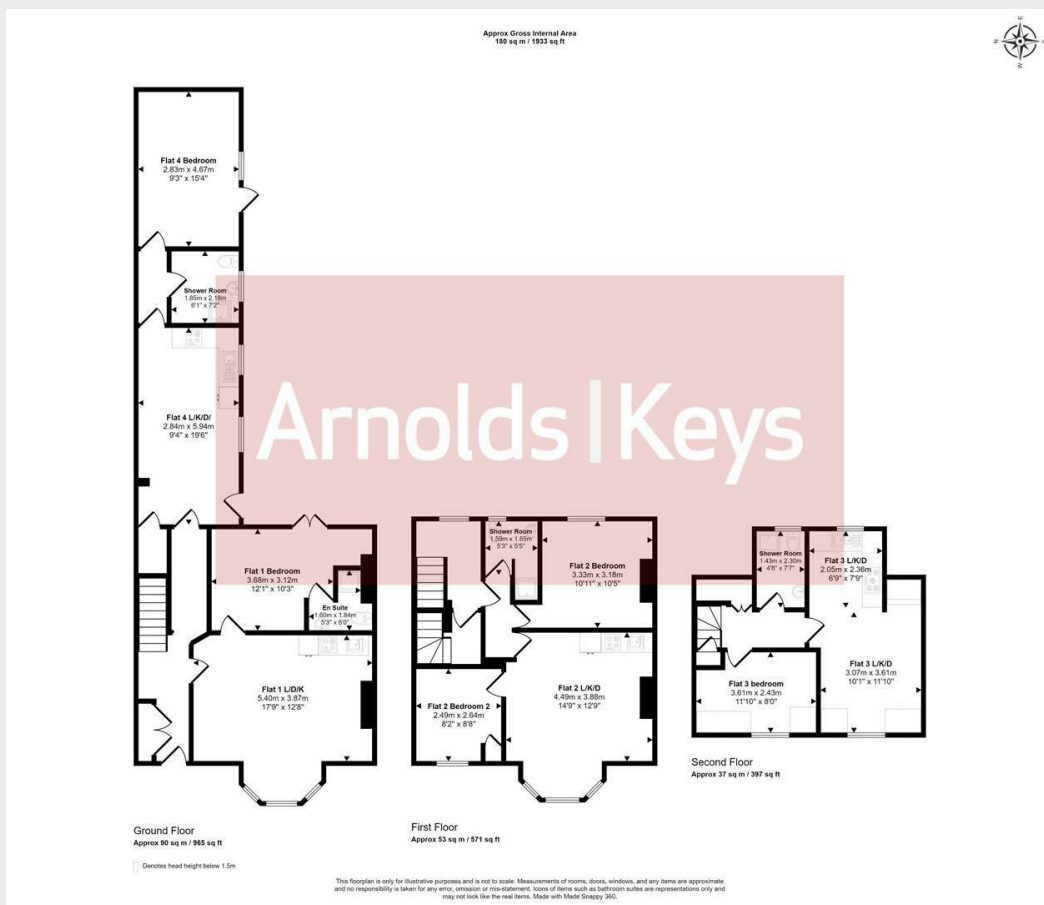


## Viewings

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>			
(55-68) <b>D</b>		<b>59</b>	<b>59</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 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.