

Arnolds | Keys



Flat 1, 17 Waterbank Road, Sheringham, Norfolk, NR26 8RB

Price Guide £165,000 Leasehold

- Newly renovated
- New 999 year lease
- One well behaved pet permitted
- New appliances in kitchen
- Gas central heating
- Holiday letting permitted
- Off-Road parking space
- Close to all amenities

Flat 1, 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 1 is located on the ground floor and is ideal for both permanent use or as a holiday investment. The accommodation has gas central heating with Hive controls 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.

LOUNGE/KITCHEN/DINER

With wide bay window to front aspect, radiators with ornate covers, gas wood burner effect fire on tiled plinth, kitchen area fitted with a new range of high gloss units with inset sink unit, inset gas hob, built in oven, dishwasher and free-standing fridge/freezer with microwave above.

BEDROOM

UPVC French doors to private COURTYARD. Wall mounted gas boiler providing central heating and domestic hot water, provision for washing machine if required, radiator. Door to:

ENSUITE SHOWER ROOM

Wall hung wash basin, close coupled w.c., chrome heated towel rail, enclosed shower cubicle with mixer shower with spray and drench heads, extractor fan.

OUTSIDE

This flat has the benefit of the off-road parking space at the front and a fully enclosed courtyard at the rear with pedestrian access back to Waterbank Road. 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.



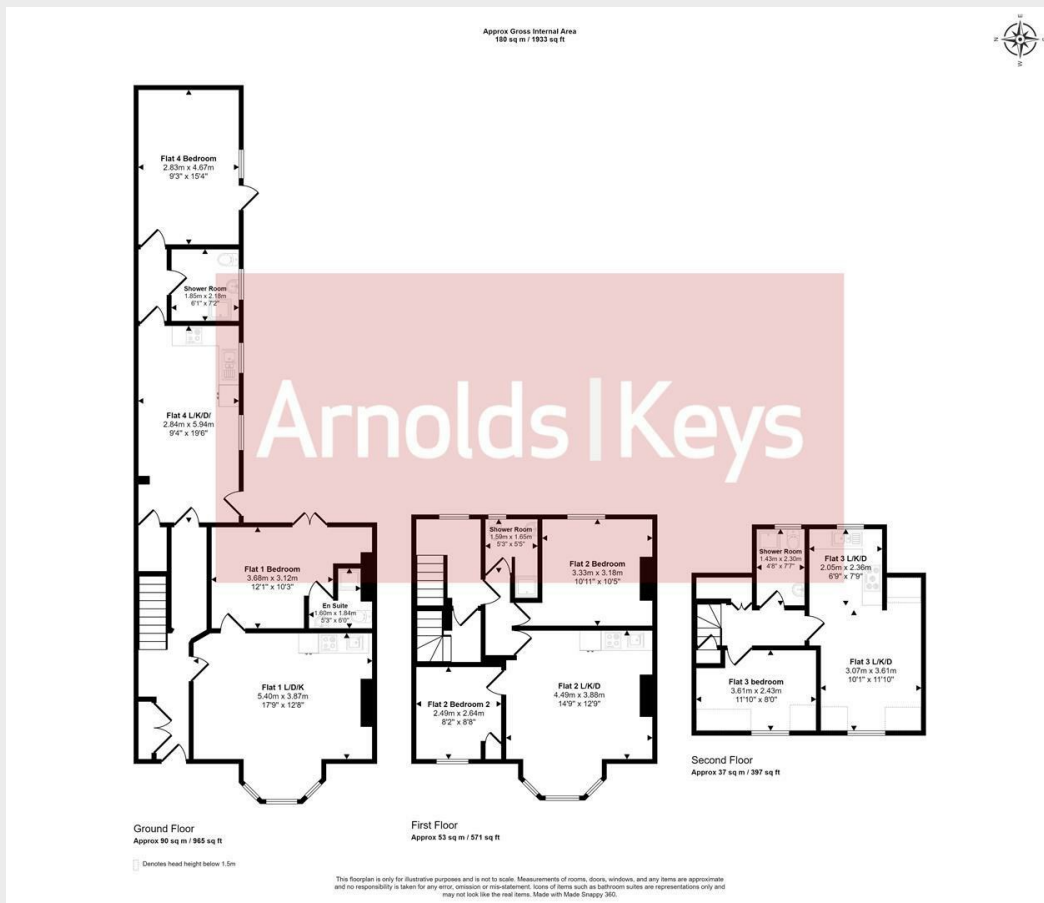


Viewings

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) A			
(81-91) B			
(69-80) C			75
(55-68) D		66	
(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.