

# Arnolds | Keys



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

**Price Guide £140,000**

- No onward chain
- Lift to all floors
- Beautifully presented
- One bedroom
- Larger than average apartment
- South facing aspect
- Contemporary shower room
- Newly decorated

# 38 Shannock Court, Sheringham NR26 8DW

Superbly appointed and excellently presented first floor apartment forming part of this retirement complex just a short walk from the Town Centre. This apartment is larger than average as it is located above the entrance and therefore enjoys a light, south facing aspect. The property has recently been re-decorated and has new floor coverings too. Heating is provided by electric off-peak heaters.

Shannock Court offers communal facilities including a laundry room, residents' lounge and a guest suite for visitors. There are neatly presented communal gardens and a residents' car park.



Council Tax Band: B



## COMMUNAL ENTRANCE

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

## PRIVATE ENTRANCE HALL

Shelved alcove, coats hanging space, wall mounted electric heater, fitted cupboard housing hot water tank and fitted shelving.

## LOUNGE/DINING ROOM

Two windows to the south facing aspect, night storage heater, provision for TV, feature timber fire surround with marble effect hearth and electric fire, archway leading to:

## KITCHEN/BREAKFAST ROOM

Another light room with two windows to the south facing aspect. Range of high gloss base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset sink unit, provision for electric cooker with filter hood above, space for fridge/freezer, laminate flooring.

## SHOWER ROOM

Contemporary styling with corner shower enclosure with electric shower unit, twin vanity sinks with cupboards beneath, concealed cistern w.c., fitted cupboards and illuminated mirror. Chrome heated towel rail, tiled splashbacks.

## BEDROOM

Windows to west aspect, wall mounted electric heater, range of fitted wardrobes with sliding mirror doors.

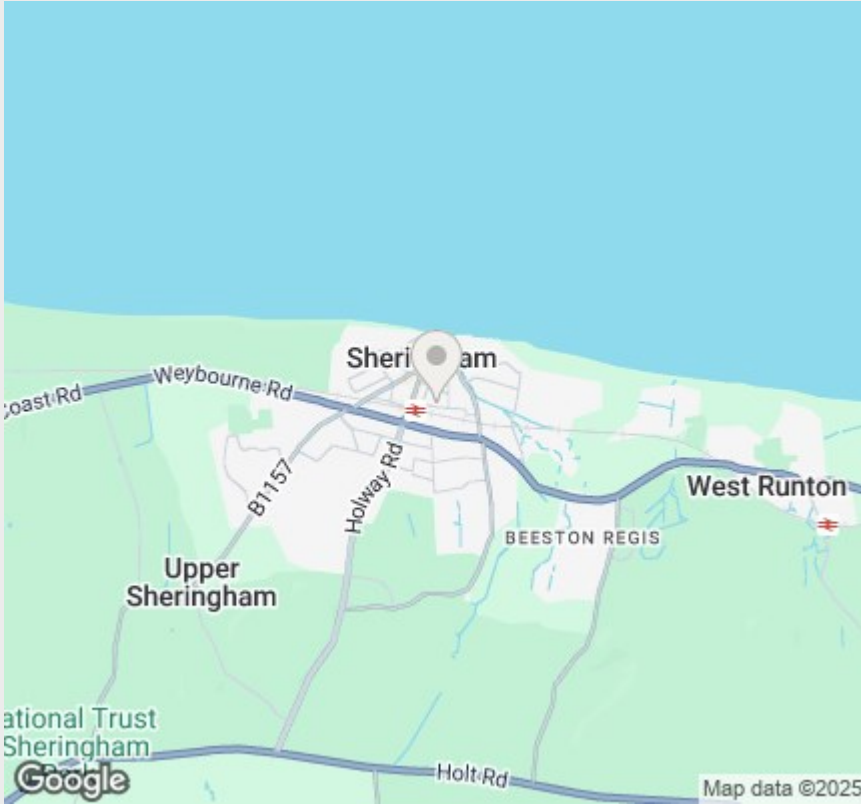
## OUTSIDE

Shannock Court stands in well kept communal gardens and has a Car Park accessed via 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.





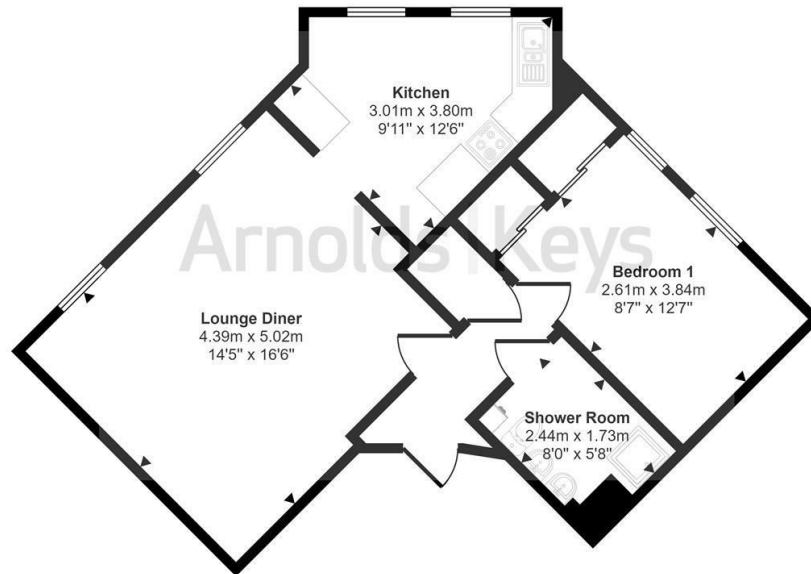
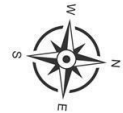
## Viewings

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>	80	83
(69-80) <b>C</b>		
(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	

Approx Gross Internal Area  
53 sq m / 572 sq ft



Floorplan

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.

