

Arnolds | Keys



29 Paulian Court, The Esplanade, Sheringham, NR26 8LQ

Price Guide £190,000

- No onward chain
- Garage
- Level walk to Town Centre
- Would benefit from some updating
- Sea views
- Two bedrooms
- Electric off-peak heating
- Long lease

29 Paulian Court, Sheringham NR26 8LQ

Offered with no onward chain is this purpose built, ground floor apartment offering views of the Golf Course, sea and the cliff-top gardens. Ideal for both permanent or holiday use.

The property has the benefit of off-peak electric heating and sealed unit glazing throughout, whilst presentable, the property would benefit from some updating but this is reflected in the guide price. The Town Centre, with its excellent selection of local shops and restaurants is a few minutes level walking distance.



Council Tax Band: B



COMMUNAL ENTRANCE

With secure entry system, fitted store cupboards and stairs to all floors.

PRIVATE ENTRANCE HALL

Part glazed fire door leading to communal entrance. Security entry phone, night storage heater, built in airing cupboard housing lagged copper cylinder.

LOUNGE

A bright room with double aspect UPVC sealed unit windows with views over the gardens to the sea and coastline. Night storage heater, provision for TV.

KITCHEN

With large window to rear, south facing aspect, range of white base and wall storage cupboards with laminated work surfaces and tiled splashbacks, provision for electric cooker, inset stainless steel sink unit, provision for washing machine or dishwasher.

BEDROOM 1

Window to rear aspect, night storage heater, range of fitted bedroom furniture to include wardrobes, dressing table and drawer units.

BEDROOM 2

Night storage heater, window to front aspect with coastal views, fitted wardrobe and shelving.

SHOWER ROOM

Obscure glazed window to rear aspect, pedestal wash basin, close coupled w.c., corner shower enclosure with independent shower unit and folding seat, electric wall heater, part tiled walls, fitted store cupboard, heated towel rail.

OUTSIDE

Paulian Court stands in neatly maintained communal gardens. A service road leads to the rear where this property has a LOCK UP GARAGE.

AGENTS NOTE

The property is held on the balance of a 999 year lease with current Ground Rent £1.00pa Service Charge £1352.00. The property has mains electricity, water and draining connected and has

a Council Tax Rating of Band B. PLEASE NOTE:

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Viewings

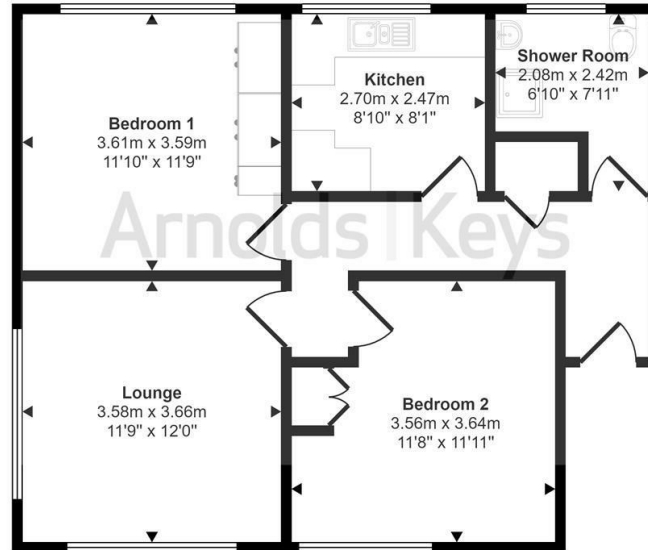
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
60 sq m / 648 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.

