

Arnolds | Keys



Flat 2, 8 New Road, Sheringham, NR26 8EB

Price Guide £195,000

- No onward chain
- Individual character
- Gas central heating
- Walking distance of beach
- Town Centre location
- Two bedrooms
- Long lease
- Holiday letting not permissible

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Offered with no onward chain is this first floor apartment located just off the Town Centre and within easy walking distance of the promenade and beach.

The apartment forms part of a detached building converted into two self-contained units a number of years ago. The accommodation has the benefit of gas fired central heating and sealed unit glazing and has a number of character features which may only be appreciated by a private viewing. The property is currently used as a second home but would be equally suitable for permanent use too.



Council Tax Band: A



COMMUNAL ENTRANCE

Part glazed entrance door opening to:

PRIVATE HALLWAY

Panelled wall and stairs leading to first floor. High level service meter cupboard, tiled floor.

LOUNGE

Feature part glazed panelling with leaded windows, small fitted storage cupboard. UPVC window to rear aspect, provision for TV, central timber and cast iron fire surround with marble hearth, exposed ceiling timbers, radiator.



HALLWAY

Stripped wood floor, radiator.

BATHROOM

A light room with two windows to the side aspect. Panelled bath with mixer shower above, glass screen, pedestal wash basin, close coupled w.c., heated towel rail/radiator, fitted cupboard housing gas fired combination boiler, part tiled walls.



KITCHEN/DINING ROOM

An interesting room of character with exposed brick wall, vaulted and beamed ceiling, Velux roof light and window to side. Comprehensive range of oak faced base and wall storage units with laminated work surfaces. Inset electric hob with built in oven beneath, inset stainless steel sink unit, provision for washing machine, space for under counter refrigerator.

BEDROOM 1

UPVC window to front aspect, radiator, period style fire surround with timber mantle.



BEDROOM 2

UPVC window to front aspect, radiator.

AGENTS NOTE

The property is held on the balance of a 999 year lease from 1996 current Ground Rent £10 pa. Service Charge/Maintenance TBC. The property has all mains services and is currently commercially rated. However it previously had a Council Tax Rating of Band A.





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		61	
(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 are 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.

