



## Flat 2, Quarndon Court Montague Road, Sheringham, NR26 8LN

Price Guide £275,000

- No onward chain
- Views to Golf Course
- Gas central heating
- Lock up garage
- Beautifully proportioned
- Two double bedrooms
- Sealed unit glazing
- Close to Town Centre and beach

# Quarndon Court, Montague Road, Sheringham. NR26 8LN

Offered with no onward chain is this beautifully proportioned, first floor apartment forming part of a small, exclusive block of just three apartments located in a highly favoured residential area. The Town Centre and Promenade are within easy walking distance and makes this an ideal property for both permanent or holiday use.

The accommodation has the benefit of gas fired central heating, sealed unit glazing throughout and has a lock up garage at the rear.



Council Tax Band: C



## **COMMUNAL ENTRANCE HALL**

With secure entry system and stairs to all floors.

## **LANDING**

Service meters.

## **PRIVATE ENTRANCE HALL**

Radiator, built in store cupboard.

## **LOUNGE/DINING ROOM**

Large picture window to front aspect, radiator, provision for TV, fitted gas fire on marble plinth.

## **KITCHEN**

Window to side aspect, comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, wall mounted gas fired boiler providing central heating and domestic hot water, point for electric cooker with filter hood above, provision for washing machine, radiator.

## **BATHROOM**

Window top side aspect, panelled bath with mixer tap and shower attachment, pedestal wash basin, close coupled w.c., radiator, part tiled walls.

## **BEDROOM 1**

Window to rear aspect with views to the Golf Course in the distance, radiator, built in double wardrobe cupboard.

## **BEDROOM 2**

Window to rear aspect with views to the Golf Course in the distance, radiator.

## **OUTSIDE**

Quarndon Court stands in communal gardens. There is a small block of three lock-up garages at the rear; the centre one belongs to this apartment.

## **AGENTS NOTE**

The property is held on the balance of a 99 year lease from March 1988 and has 63 years remaining. Current Ground Rent/Service Charge £TBC. The property has been priced to take into account the remaining length of the lease. All main services are connected and the property has a Council Tax Rating of Band C.






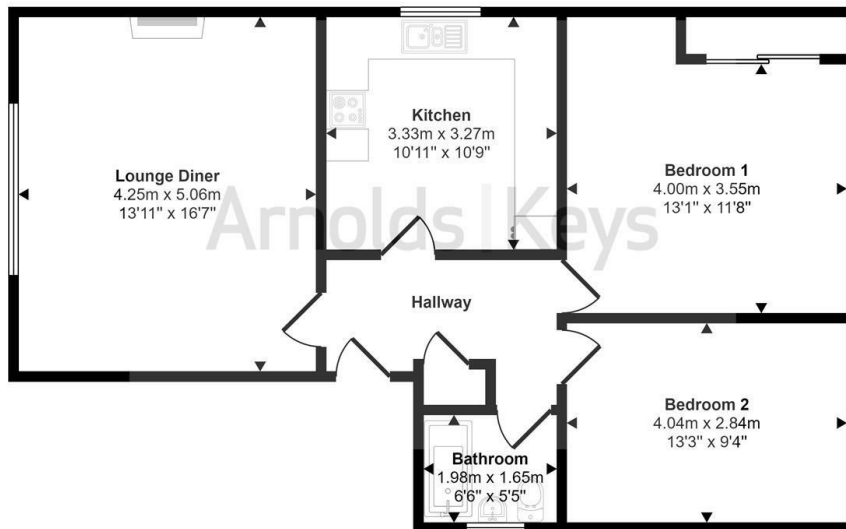
## Viewings

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>		<b>76</b>	<b>76</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  
74 sq m / 793 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.

