

# Arnolds | Keys



Flat 19 Sheringham Court Weybourne Road, Sheringham, NR26 8HF

Price Guide £250,000

- Two bedroom apartment
- Fitted kitchen
- Electric heating
- No holiday letting or Pets
- Off road parking
- Lounge & study area
- Bathroom & Shower room
- Over 50's complex
- Basement storage

# Flat 19 Sheringham Court Weybourne Road, Sheringham NR26 8HF

A spacious and light basement apartment which is set just a short walk to the town centre and beautifully beaches and also a highly rated golf course.

The apartment offers electric heating, a beautiful lounge, two bedrooms and two bathrooms, along with a fitted kitchen and dining room. There is a large car park with parking for two cars and visitors parking.



Council Tax Band: B



## COMMUNAL ENTRANCE

Telephone security entry system and door opening into the communal hallway with stairs to the basement flat and then solid wood door to

## ENTRANCE HALLWAY

Doors to all rooms, carpet, ceiling light, electric radiator.

## LOUNGE

Three UPVC double glazed windows to the side and rear and French doors to the outside courtyard. High ceilings, two ceiling lights, feature fireplace with inset electric fire and wooden surround and mantle, wall mounted electric radiator. TV point, carpet, space for office desk set in alcove. Door to

## DINING ROOM

UPVC double glazed window to rear, carpet, electric wall mounted radiator, ceiling light, door to bedroom one and opening to

## KITCHEN

Range of white base and drawer units with black fleck work surface over, inset single bowl stainless steel sink unit and mixer tap over, tiled splashbacks, inset electric hob with extractor hood above. Built in double oven and microwave, integral dishwasher and washing machine and provision for a fridge freezer. Tiled flooring and ceiling light.

## BEDROOM ONE

UPVC double glazed window to the rear, carpet, wall mounted electric radiator, door to

## ENSUITE SHOWER ROOM

Vanity wash hand basin with storage cupboard beneath, wall mounted electric heated towel rail. Low level WC, separate shower cubicle with electric shower over. Extensively tiled walls, tiled flooring. Ceiling light and extractor fan.

## BEDROOM TWO

Two UPVC double glazed windows to the side, carpet, built in double wardrobe, ceiling light, wall mounted electric radiator.

## FAMILY BATHROOM

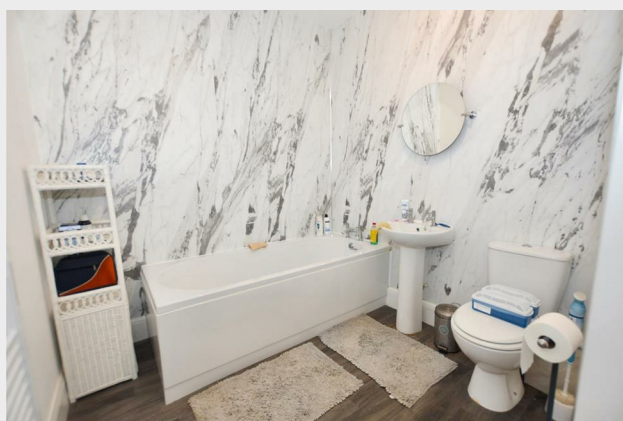
Panelled bath, pedestal wash hand basin, low level WC, three walls have mermaid boarding, vinyl flooring, ceiling light and extractor fan, wall mounted electric heated towel rail. Door to AIRING CUPBOARD with hot water cylinder and shelving.

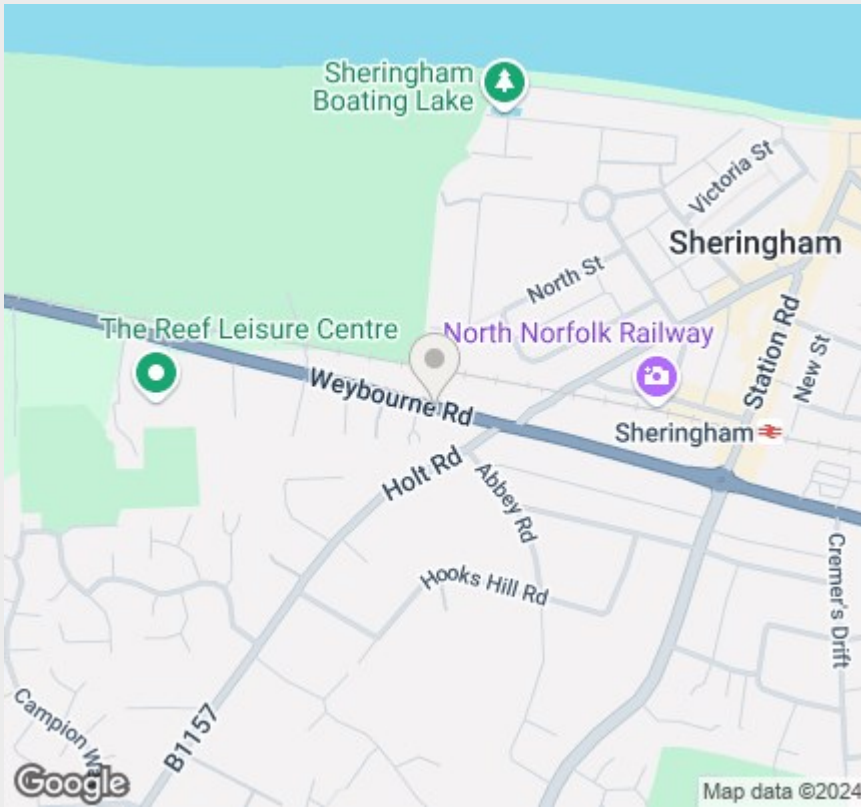
## OUTSIDE

There is a small courtyard area off the lounge. Parking spaces for two cars. From the apartment there are two sets of stairs one leading to the main communal hallway and the other leads directly outside to the side of the building and onto the carpark. Each apartment has a large storage area for bikes or DIY equipment. There is also a communal laundry room.

## AGENTS NOTE

This is a Leasehold apartment with 149 years remaining, the service charge is £180 per month, you are not allowed pets or to holiday let and it is an over 50's property.



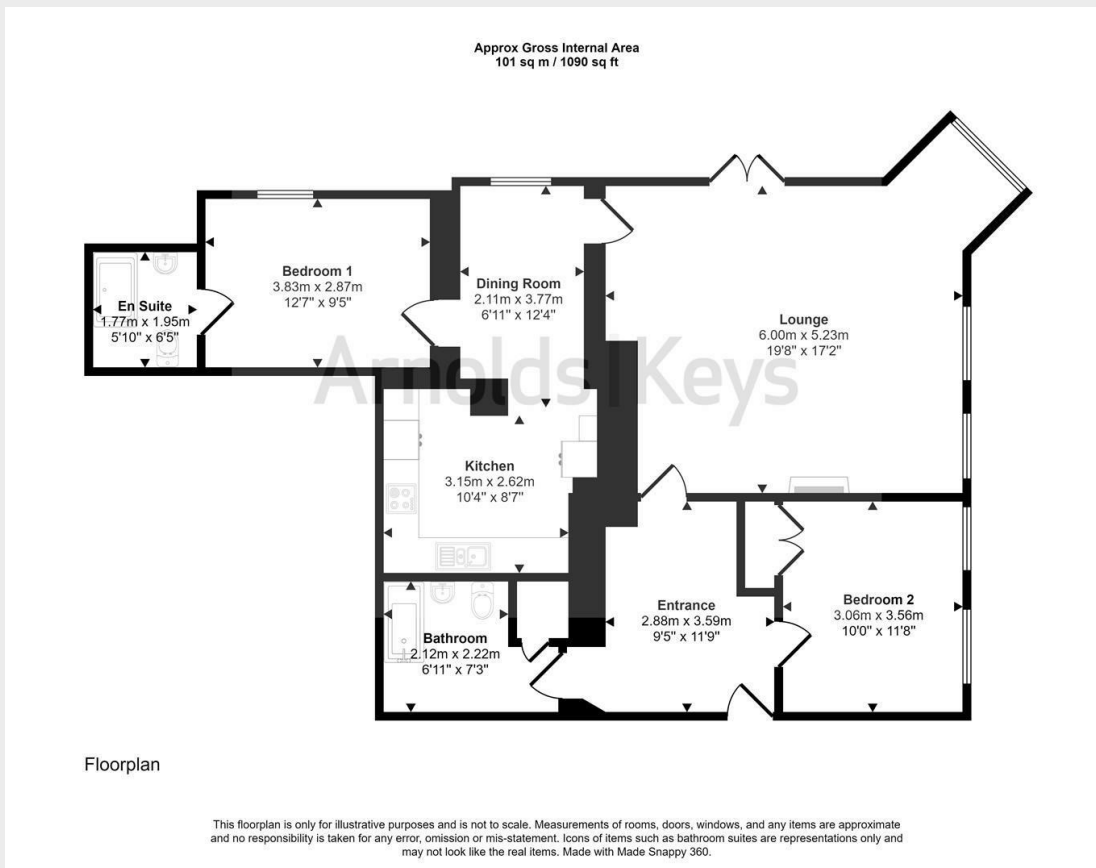


## Viewings

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>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</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	



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.

