

# Arnolds | Keys



**6, Paulian Court The Esplanade, Sheringham, NR26 8LQ**

**Price Guide £205,000**

- Sea views
- Two bedrooms
- Recently redecorated
- Garage
- First floor apartment
- Fully fitted kitchen
- Long Leasehold
- No onward chain



## 6, Paulian Court The Esplanade, Sheringham NR26 8LQ

Located in a highly favoured location, with uninterrupted views over the golf course to the Sea beyond, this is a purpose built, FIRST FLOOR apartment with GARAGE. The property is pleasantly presented and is located in front of the Boating Lake and The Leas landscaped public gardens which offer numerous seating areas.

The flat is also within a level walking distance of the Town Centre and a short stroll to the West Promenade and Beach. Ideal as a permanent or second home.



Council Tax Band: B



## COMMUNAL ENTRANCE

Communal entrance door with secure telephone entry system, carpeted stairs to first floor and private door to Flat 6.

## HALLWAY

Carpet, ceiling lights, wall mounted Dimplex electric panel heater, doors to all rooms.

## KITCHEN

UPVC double glazed window to the south facing rear aspect. Range of base, drawer units with work surface over, inset one and half bowl Carron sink unit with mixer tap, built in fridge/freezer, eye level electric cooker, inset electric hob with extractor fan above, provision for washing machine. Matching range of wall units additionally, built in ironing board and pull out table. Fully tiled walls, ceiling spotlights and laminate vinyl flooring.

## LOUNGE

Dual aspect room with UPVC double glazed windows with sea views to the front and golf course views to the side aspect. Carpet, ceiling light with two matching wall lights, wall mounted Dimplex electric panel heater, TV point.

## BEDROOM ONE

South facing UPVC double glazed window to the rear, carpet, ceiling light, wall mounted Dimplex electric panel heater.

## BEDROOM TWO

UPVC double glazed window to the front with sea views. carpet, ceiling light, double doors to built in wardrobe and wall mounted Dimplex electric panel heater.

## BATHROOM

South facing UPVC double glazed window to the rear. White suite with panelled pea-shaped bath and electric shower over, extensively tiled walls, glass shower screen. Vanity wash hand basin with built in cupboards and draw under, closed couple WC. Wall mounted electric heated towel rail. Vinyl flooring.

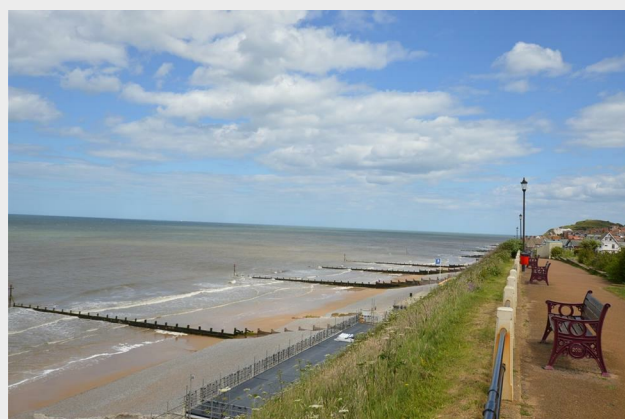
## OUTSIDE

Communal grassed areas including access to washing lines, pathway to the main entrance door and to the rear of the property where there is a SINGLE GARAGE set in a block.

## AGENTS NOTE

This is a LEASEHOLD property with 944 years remaining. Service connected are electricity, mains

water and drainage. The service and maintenance charge is £1400 PA.







## Viewings

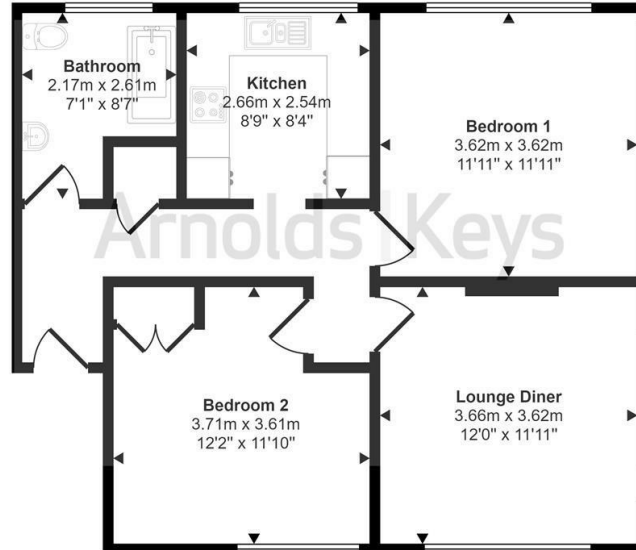
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## 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>
(55-68) <b>D</b>	<b>60</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  
62 sq m / 667 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.

