

# Arnolds | Keys



**3, Samuels Court, Holt Road, Sheringham, NR26 8UL**

**Price Guide £220,000**

- No onward chain
- Two Bedrooms
- Sealed unit glazing
- Off-road parking
- South facing balcony
- Gas central heating
- Long lease and share of freehold
- Walking distance of shops and transport facilities



# Samuels Court, Holt Road, Sheringham NR26 8UL

Offered with no onward chain is this beautifully appointed first floor apartment enjoying a south facing balcony at the front and views to the Golf Course and coast at the rear. The property has been a second home for a number of years so has not had as much use as it would have, if it had been a permanent home.

The property is well-presented albeit in its original specification but with an updated gas boiler and UPVC sealed unit windows. The property is just a short walk from the Town Centre where there are a number of shops, restaurants and both bus and rail services. There is off-road parking.



Council Tax Band: C



## COMMUNAL ENTRANCE HALL

With lockable part glazed door, stairs to all floors.

## PRIVATE ENTRANCE HALL

Part glazed entrance door, radiator, built in linen cupboard with electric heater, built in store cupboard.

## LOUNGE

A lovely light room with its south facing patio door opening to the BALCONY. Second aspect to the side, radiator, provision for TV, living flame gas fire, wall light points, archway leading to:

## DINING ROOM

Large window to front aspect, radiator, open plan arrangement to kitchen.

## KITCHEN

Original range of oak faced base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, provision for gas cooker and washing machine, space for refrigerator. Radiator.

## BATHROOM

Panelled bath with electric shower above, vanity wash basin with cupboards beneath, close coupled w.c., high level window to side aspect, radiator, electric wall heater, wall mounted cabinet.

## BEDROOM 1

Window to rear aspect, radiator, built in double wardrobe cupboard.

## BEDROOM 2

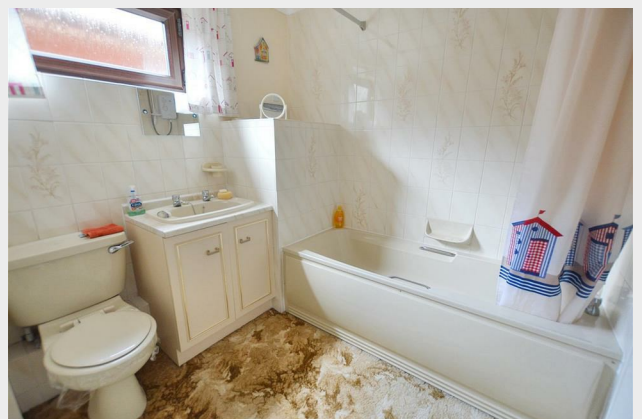
Window to rear aspect, radiator, built in double wardrobe cupboard.

## OUTSIDE

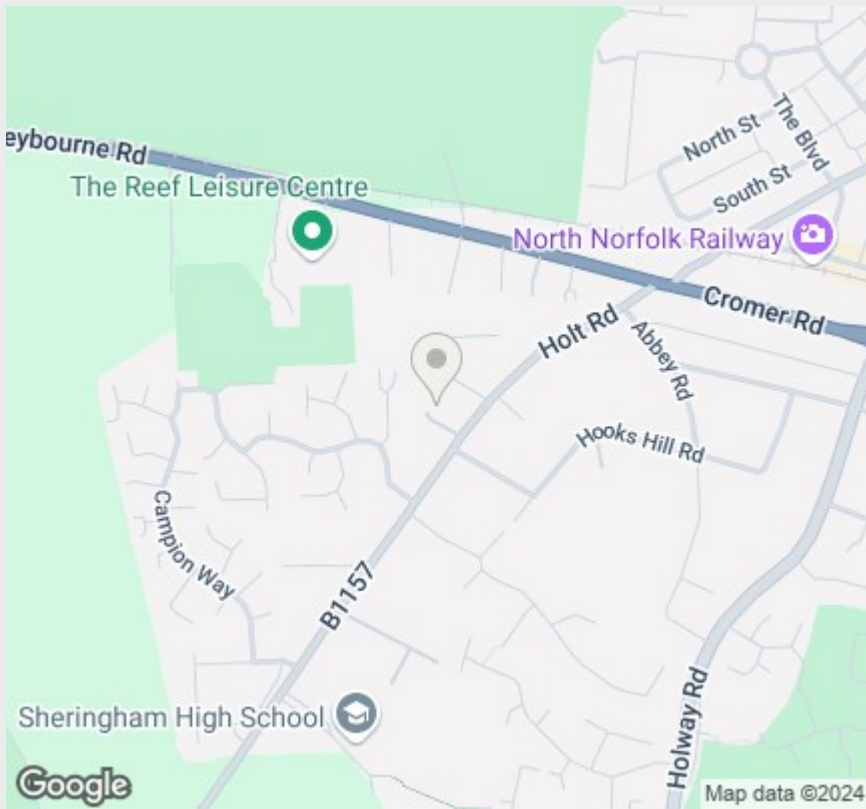
Samuels Court stands in communal grounds and there is an allocated off-road parking space for this apartment.

## AGENTS NOTE

The property is held on the balance of a 999 year lease with a peppercorn ground rent and £600 pa is currently the annual service charge. A share of the freehold of 1-6 Samuels Court will be included in the sale of this apartment. All mains services are connected and the property has a Council Tax Rating of Band C. Please note, the property may not be used as a Holiday Let. Applicants may be interested to know that the furniture and effects are available to purchase separately if required.






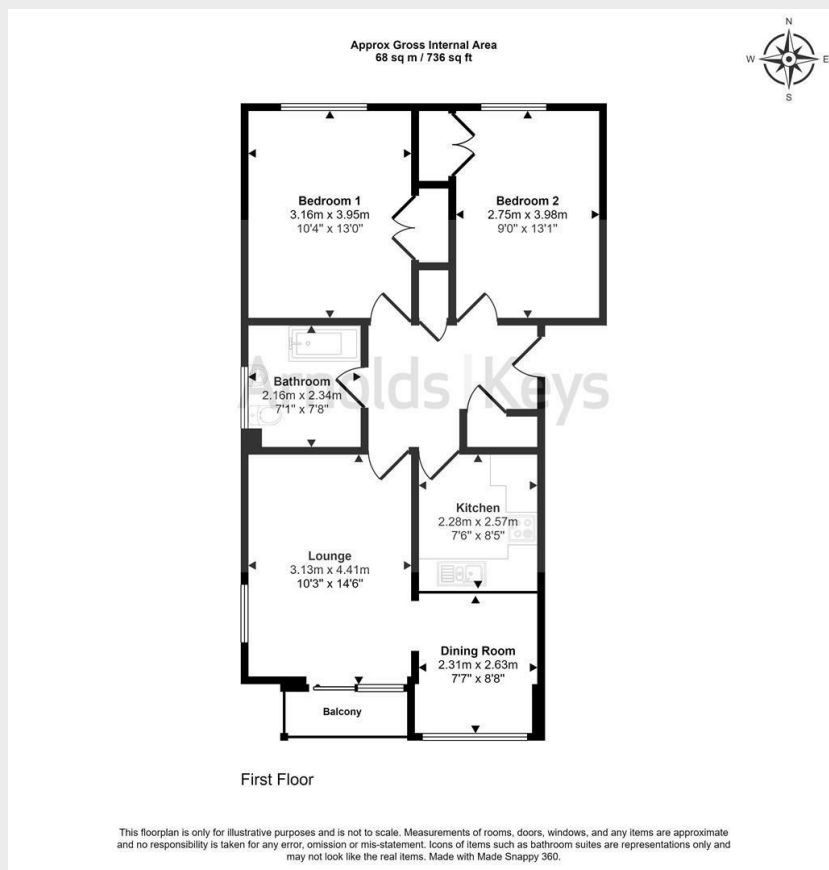


## Viewings

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>	<b>77</b>
(69-80) <b>C</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 	



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.

