

Arnolds | Keys



15 Loudwater Court, Sheringham, NR26 8BP

Price Guide £210,000

- Superb seaviews
- Electric heating
- Recently updated internally
- Long lease
- No onward chain
- Walking distance of shops and beach
- Underground parking
- Holiday letting not permitted

15 Loudwater Court, Sheringham NR26 8BP

Offered with no onward chain is this beautifully appointed and recently updated apartment offering the most amazing sea views from its top floor position. The property sits just east of the Town Centre so within easy walking distance of the shops, beach and transport facilities.

The apartment enjoys light and airy accommodation having recently been redecorated and the benefit of a newly fitted kitchen and shower room. An ideal property for those seeking a low maintenance, seaside home.



Council Tax Band: A



COMMUNAL ENTRANCE HALL

With secure entry system. Stairs to all floors.

PRIVATE ENTRANCE HALL

Part glazed fire door, telephone entry system, wall mounted electric heater, built in store cupboard, built in airing cupboard with pre-lagged Fortic Tank.

BEDROOM

Tilt and turn UPVC window to south facing rear aspect, wall mounted electric heater. One wall fitted with two double wardrobe cupboards with cupboards above and dressing table unit in between.

SHOWER ROOM

Modern contemporary-styled room with level entry shower enclosure with independent shower unit, vanity wash basin with drawers beneath, close coupled w.c., chrome heated towel rail.

KITCHEN

Modern range of high gloss base and wall units with laminated work surfaces and metro tiled splashbacks, glazed screen to lounge area, inset sink unit, inset electric hob with electric oven beneath and stainless steel filter hood above, integrated fridge and freezer. Saloon style doors to:

LOUNGE/DINING ROOM

Fitted store cupboard, fitted unit concealing drop down double bed. Wall mounted electric heater, provision for TV, two tilt and turn windows to the front aspect with fitted shutters and amazing views of the sea.

OUTSIDE

Loudwater Court stands in neatly maintained gardens with space for visitors' parking and access to the private underground parking. To the front of the property is a lawned garden with seating areas to enjoy the panoramic views.

AGENTS NOTE

The property is leasehold with approximately 953 years remaining. Current Ground Rent is £10 pa and the Service Charge is £1452 pa. The property has mains electricity, water and drainage connected and has a Council Tax Rating of Band A.






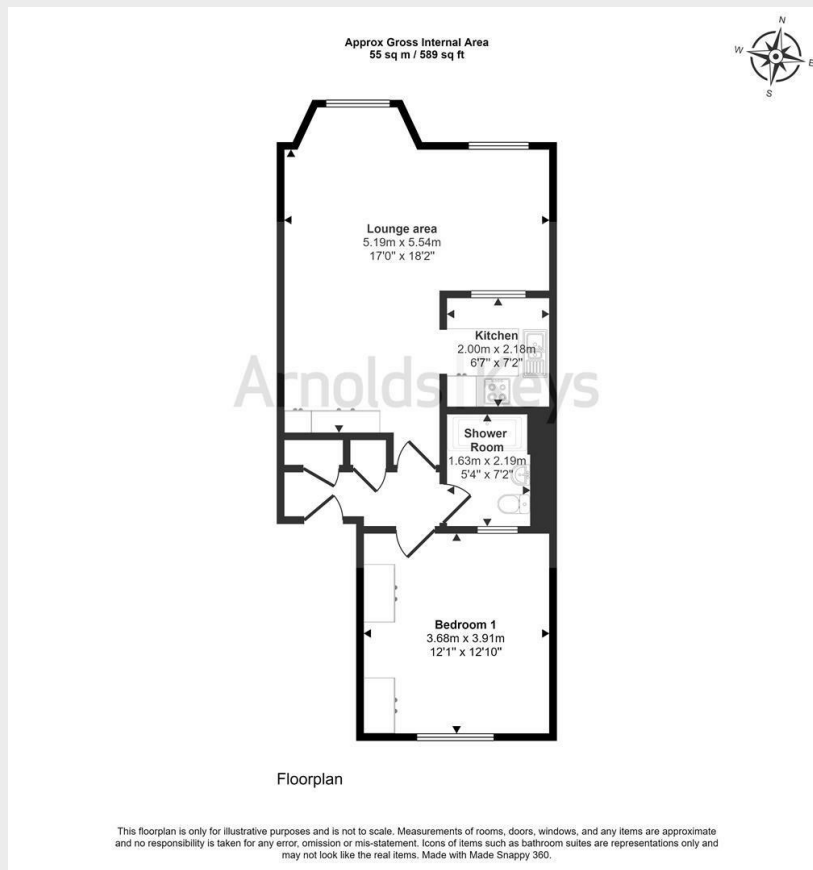
Viewings

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	72	75
(55-68) D		
(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.

