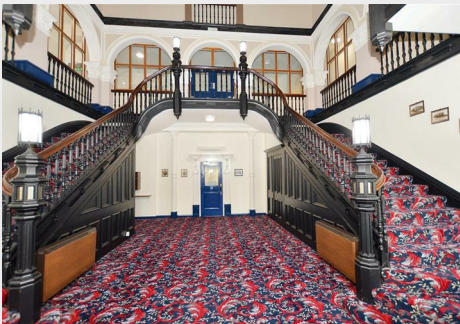




12, Sheringham Court Weybourne Road, Sheringham, NR26 8HF

Price Guide £175,000

- No onward chain
- Recently re-furbished
- New electric heating
- One bedroom
- Superbly presented
- Contemporary styling
- Excellent views to the Golf Course
- Long lease

Sheringham Court Weybourne Road, Sheringham NR26 8HF

Sheringham Court is a collection of individual apartments, skilfully converted from the former Sheringham Hotel a number of years ago. Many character features remain including the superb twin staircases in the main entrance.

This apartment is on the first floor and enjoys excellent views to the Golf Course from the principal rooms. The apartment has recently been re-furbished to provide a beautifully presented, contemporary style home, equally suitable as a permanent or second home. The accommodation has the benefit of sealed unit windows and modern electric heating.



Council Tax Band: A



COMMUNAL ENTRANCE

With secure entry phone system, lifts to all floors, feature twin staircases leading to the first floor.

LOUNGE

Secure entry telephone, two windows to the front aspect, provision for TV, period fireplace with marble hearth, wall mounted electric heater, steps up to:

DINING AREA

With recessed bay window with superb views to the west over the Golf Course and surrounding area. Wall mounted electric heater. Open plan design leading to:

KITCHEN AREA

Recently installed modern high gloss units with solid work surfaces and metro tiled splashbacks, inset electric hob with filter hood above, inset sink unit, provision for washing machine and space for fridge/freezer. Vinyl floor covering.

INNER HALLWAY

BATHROOM

Recently re-fitted with a modern suite of panelled bath with central mixer tap and shower attachment, vanity washbasin with cupboards beneath, concealed cistern w.c., fully tiled walls, two opening windows, wall mounted heated towel rail.

BEDROOM

A beautifully light room with two windows including an oriel bay window, both with views to the Golf Course. Wall mounted electric heater, built in wardrobe cupboard with hot water cylinder and further store cupboard above.

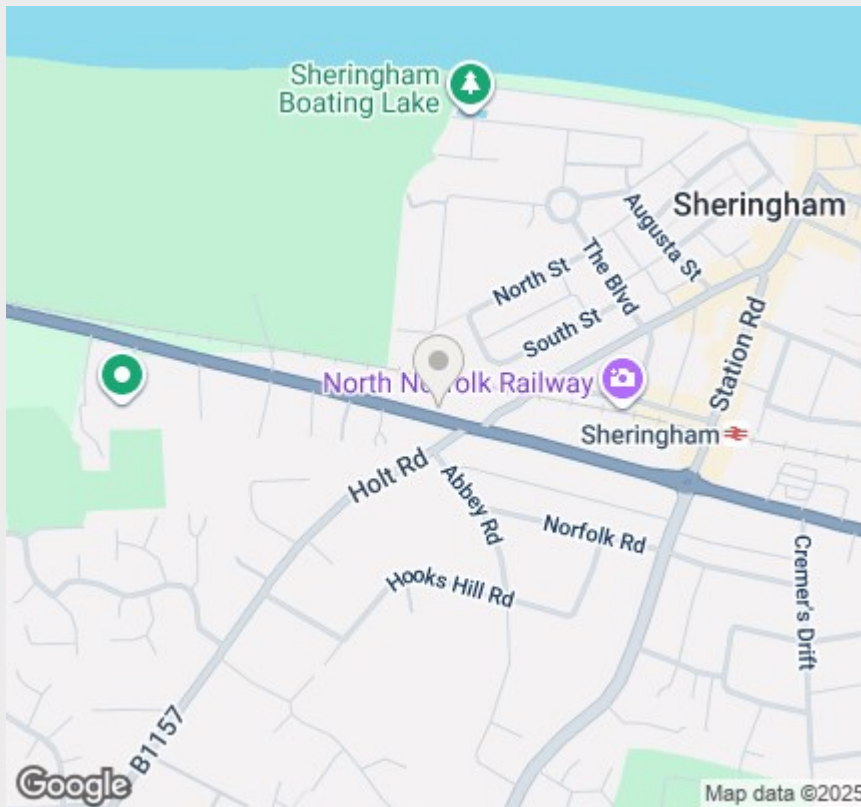
OUTSIDE

Sheringham Court stands in communal grounds including ample off-road parking.

AGENTS NOTE

The property is held on the balance of a 189 year lease with 149 years remaining. The current Ground Rent/Maintenance is £2124.00 p.a. Mains electricity, water and drainage are connected. The property has a Council Tax Rating of Band A. Pets are not permitted and purchasers must be over the age of 50.



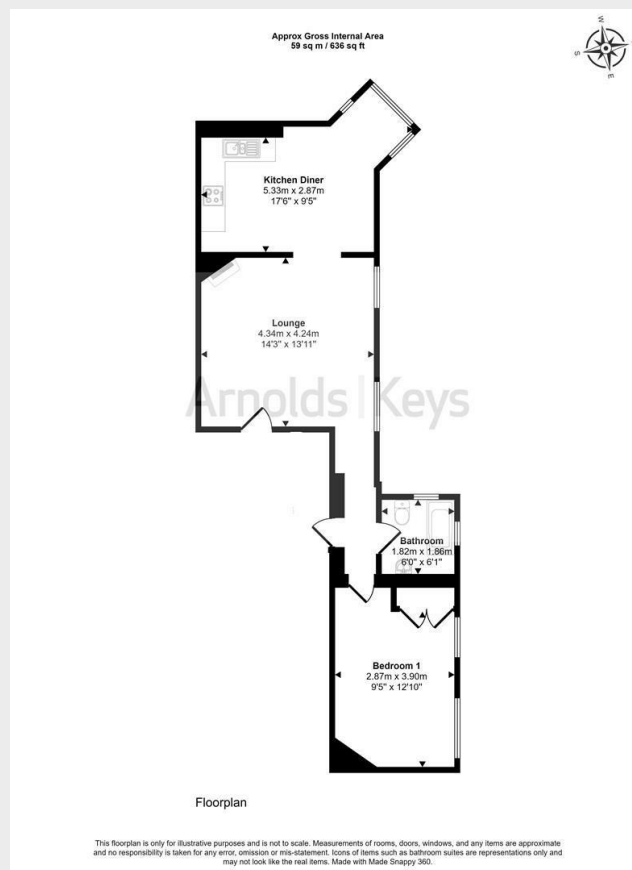


Viewings

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		76
(55-68) D		
(39-54) E	39	
(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 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.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com