



## Flat 2 Kings Court, 60 Cliff Road, Sheringham, NR26 8FB

Guide Price £195,000

- Ground floor
- Gas central heating
- Long lease
- Sealed unit glazing
- South facing aspect
- Two bedrooms
- Allocated parking
- Close to beach and walking distance of shops

# Flat 2, Kings Court, Cliff Road, Sheringham NR26 8FB

An opportunity to purchase a nicely-presented, purpose built ground floor apartment in this modern block just a short walk from the promenade and beach. The property has full gas fired central heating, offers two bedrooms and a modern open plan lounge/dining/kitchen. The accommodation is served by a modern contemporary shower room and has off-road parking.

Sheringham itself offers a wide range of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich.



Council Tax Band: B



### COMMUNAL ENTRANCE HALL

Telephone secure entry system, stairs to all floors. Service meter cupboard.

### PRIVATE ENTRANCE HALL

Radiator, telephone entry system. large fitted store cupboard.

### LOUNGE/DINING ROOM/KITCHEN

A lovely light room with south facing outlook from the front bay window. Two radiators, TV aerial point. Range of base and wall storage cupboards with granite effect worktops incorporating breakfast bar, inset stainless steel sink unit, window to side aspect, inset four ring hob with stainless steel hood above and electric oven beneath, integrated fridge, freezer and washing machine.

### BEDROOM 1

A double bedroom with window to south facing aspect, radiator.

### BEDROOM 2

A double bedroom with window to south facing aspect, radiator.

### SHOWER ROOM

Fitted with a double width shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., window to side aspect, chrome heated towel rail, tiled floor and walls, extractor fan.

### OUTSIDE

Kings Court has communal grounds and this apartment has an allocated parking space at the rear.

### AGENTS NOTE

The property is held on the balance of a 125 year lease with approximately 109 years remaining. Current Ground Rent is £200 pa and the Service Charge is currently £875pa . The property has a Council Tax rating of Band B





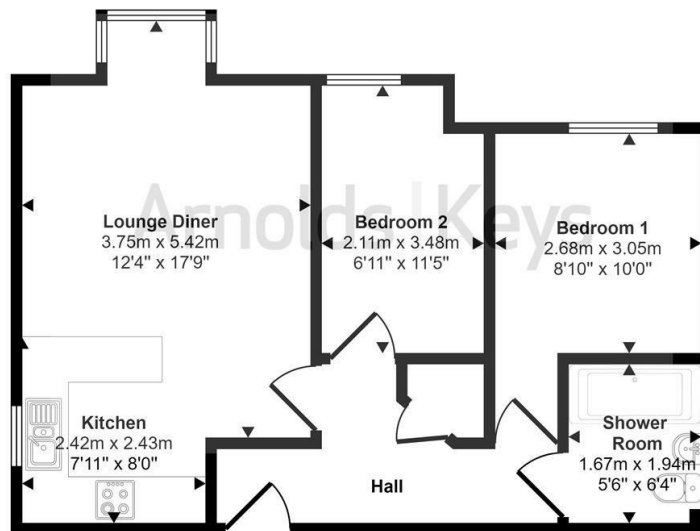
## Viewings

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>79</b>	<b>79</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	

Approx Gross Internal Area  
50 sq m / 538 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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