

Arnolds | Keys



Ashanti House, Flat 2 52 High Street, Sheringham, NR26 8DT

Price Guide £195,000

- No onward chain
- Two bedrooms
- Sealed unit glazing
- Walking distance of the beach
- Extensive views over the Town
- Gas central heating
- Close to all local amenities
- Ideal permanent or holiday use.

Flat 2 52 High Street, Sheringham. Sheringham NR26 8DT

Offering superb views over the Town to woodland in the distance is this second floor apartment located in the Town Centre and therefore convenient for all local amenities and the beach.

The apartment offers light and airy accommodation and has the benefit of gas fired central heating and sealed unit glazing throughout. An ideal property for both permanent or holiday use.



Council Tax Band: A



GROUND FLOOR

External stairs to second floor. Part glazed UPVC door leading to:

KITCHEN

Comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset four ring electric hob with double oven beneath and stainless steel filter above. Provision for washing machine and dishwasher, radiator, space for fridge/freezer. Wall mounted gas fired boiler providing central heating and domestic hot water.

INNER HALLWAY

Radiator, access to roof space.

LOUNGE/DINING ROOM

A beautifully light room with wide bay window providing extensive views over the Town, ornate, period fire surround, provision for TV, radiator.

BEDROOM 1

Another light room with two windows to the front aspect, radiator, period fireplace.

BEDROOM 2

Vertical radiator, built in wardrobe cupboard, window to rear aspect.

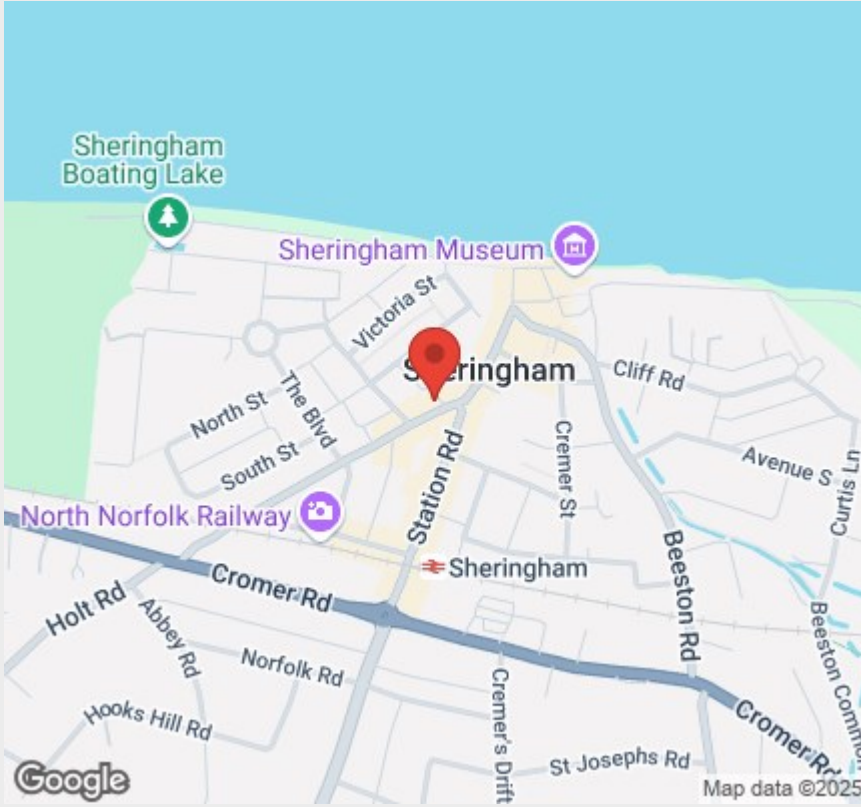
BATHROOM

Built in linen cupboard, enclosed shower cubicle, radiator, close coupled w.c., bidet, panelled bath with mixer tap and shower attachment, pedestal wash basin, part tiled walls, electric shaver point, window to rear.

AGENTS NOTE

The property is held on the balance of a 150 year lease from 1st April 2005. Current ground rent £100pa. All mains services are connected and the property has a Council Tax rating of Band A. Whilst the property may be a second home, or let on a long term basis, it may not be let for holidays.




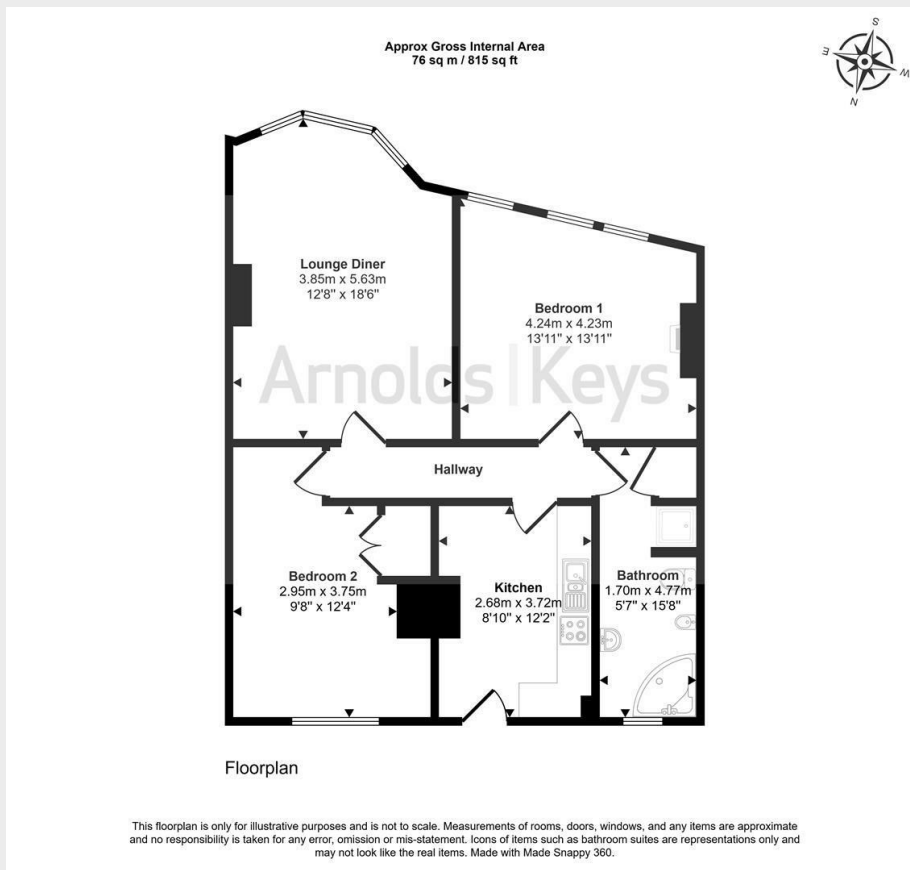


Viewings

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		73	80
(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 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.

