

Arnolds | Keys



Flat 2, 24 New Street, Sheringham, NR26 8EE

Price Guide £225,000

- No onward chain
- Holiday letting potential
- Gas central heating
- Set over two floors
- Modern kitchen
- 963 year Lease and Share of the Freehold
- Three bedrooms
- Double glazed windows
- Town centre location
- Bathroom

Flat 2, 24 New Street, Sheringham NR26 8EE

An excellent opportunity to buy a beautifully presented home in the Town Centre, equally suitable for both permanent or holiday use. Offering three bedrooms, a modern kitchen and bathroom this gas centrally heated property would make an ideal investment for the popular holiday market.

The three-bedroom property is located just a hundred yards from the main shopping thoroughfare and within easy walking distance of the beach.



Council Tax Band: A



ENTRANCE HALL

A part glazed door opens to the entrance hall with doors to the ground floor flat and this property. Stairs then lead to the LANDING

SITTING ROOM

This is located at the front of the property and has a window to that aspect. There is a period fireplace with ornamental surround and tiled hearth. Radiator, TV point.

BEDROOM 1

With window to rear aspect, radiator.

BATHROOM

A contemporary suite of panelled bath with electric shower above, close coupled w.c., pedestal wash basin, radiator.

KITCHEN/BREAKFAST ROOM

Steps down from landing, and beautifully fitted with a range of units, fitted work surfaces, built in cooker and hob, stainless steel sink unit, window to rear aspect, wall-mounted gas boiler providing central heating and domestic hot water, metro style tiling.

LANDING

Turning stairs to second floor

BEDROOM 2

With dormer window to front aspect, radiator. Open views over the Town.

BEDROOM 3

With dormer window to rear aspect, radiator. Open views over the Town.

LANDING

Large built in store room

AGENTS NOTE

This property is being sold with 963 years remaining on the lease and a 60% share of the Freehold is included too. The property may be sub-let and used for holiday lettings too if required. The property has a Council Tax Band of A



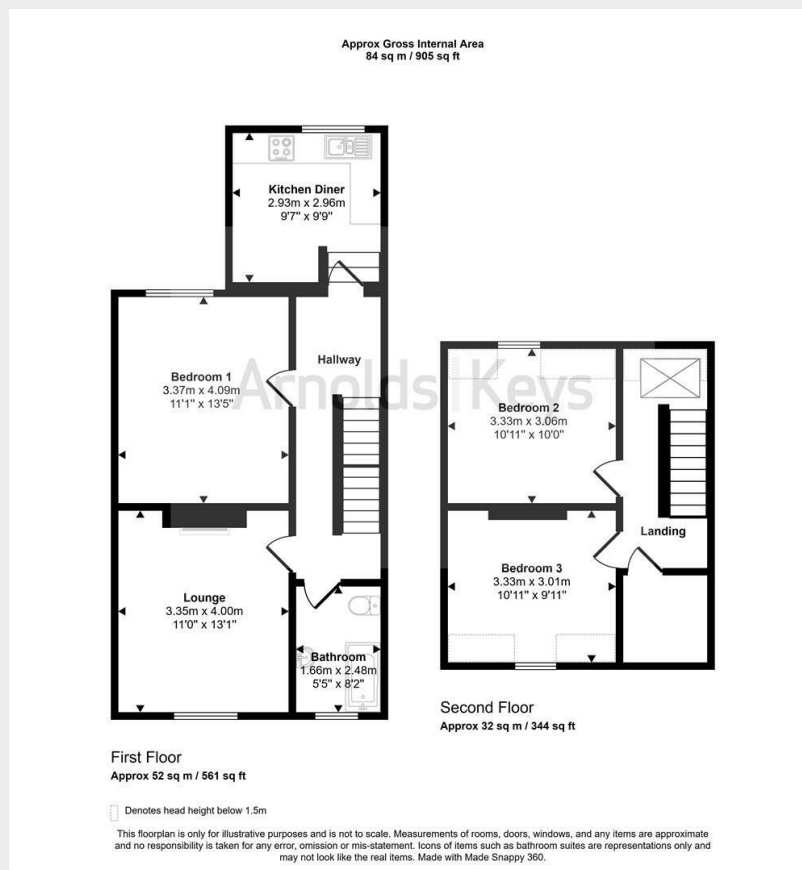


Viewings

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			77
(69-80) C			
(55-68) D		60	
(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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

