



## Flat 1, Kings Court Cliff Road, Sheringham, NR26 8FB

Price Guide £199,950

- No onward chain
- Equally suitable for permanent or holiday use
- Two bedrooms
- Gas central heating
- Close to the promenade and beach
- Open plan living room/kitchen
- Wet room
- Allocated parking



# Kings Court, Cliff Road, Sheringham NR26 8FB

Offered with no onward chain is this well-appointed, modern ground floor apartment located in an established residential area within walking distance of the beach and shops.

This property is equally suitable for both permanent and holiday use with the benefit of gas fired central heating and sealed unit glazing. The property is well-presented throughout and has a modern open-plan design with two bedrooms and an allocated off-road parking space at the rear.



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 bay window to front aspect. Two radiators, TV aerial point. Range of base and wall storage cupboards with laminated 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, provision for table top dishwasher (included).

### **BEDROOM 1**

A double bedroom with window to front aspect, radiator.

### **BEDROOM 2**

A double bedroom with window to front aspect, radiator.

### **WET ROOM**

Mixer shower unit with spray head on riser pole, fitted shower curtain, pedestal wash basin, close coupled w.c., radiator, wall mounted electric heater, fully tiled walls, window to side aspect.

### **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





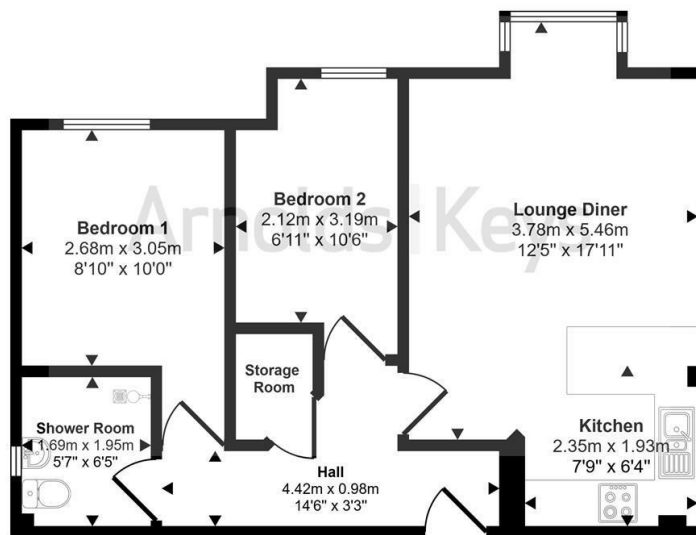
## Viewings

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>77</b>	<b>78</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 / 539 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, 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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