



5 Samuels Court, Holt Road, Sheringham, NR26 8UL

Price Guide £240,000

- No onward chain
- Allocated off-road parking
- Two bedrooms
- Modern kitchen and bathroom
- Long lease with share of freehold
- Superbly presented throughout
- Two reception rooms
- Coastal views and south facing balcony

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Enjoying southerly views from its second floor balcony and coastal views to the rear, is this superbly presented, purpose built apartment offering excellent accommodation with the benefit of gas fired central heating and high specification sealed unit glazing.

The property forms part of a small development of apartments located just south of the Town and within easy reach of the shops, beach and both bus and rail services. The property has been a holiday home for many years and the high quality contents are available to purchase at valuation too, if required.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

With glazed, lockable front entrance door, stairs to all floors and windows to the front aspect.

PRIVATE ENTRANCE HALL

Part glazed entrance door, radiator, built in linen cupboard with radiator, built in store cupboard.

LOUNGE

A lovely light room with its south facing patio door opening to the BALCONY and a second aspect to the side, both with fitted window blinds. Radiator, provision for TV, marble plinth with point for electric fire, archway leading to:

DINING AREA

Large window to front aspect with fitted window blinds, radiator, open plan arrangement to kitchen.

KITCHEN

Beautifully fitted with a modern range of high gloss base and wall cabinets, laminated work surfaces, tiled splashbacks, inset stainless steel sink unit, provision for washing machine, inset electric hob with oven beneath and filter hood above, radiator.

BATHROOM

Beautifully re-fitted with a modern suite of panelled bath with mixer shower and screen, vanity wash basin with cupboards and drawers beneath, concealed cistern w.c., radiator, part tiled walls, high level window.

BEDROOM 1

Window to rear aspect with views of the Golf Course and the sea, radiator, built in double wardrobe cupboard, built in cupboard with Worcester gas fired boiler providing central heating and domestic hot water.

BEDROOM 2

Window to rear aspect with views of the Golf Course and the sea, radiator, built in double wardrobe cupboard.

OUTSIDE

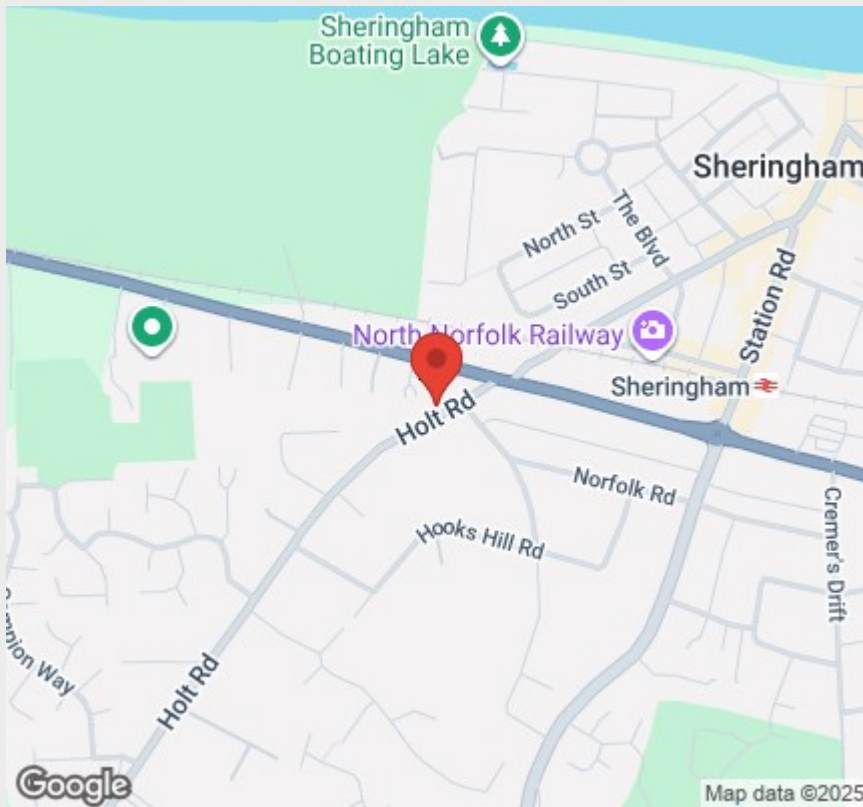
Samuels Court stands in communal gardens with rotary clothes line and a tarmac parking area at the rear. This flat has the benefit of an allocated parking space.

AGENTS NOTE

The property is a second home and the vendors are prepared to offer the entire contents for sale at valuation if required. The property is leasehold with

approximately 989 years remaining. There is a 1/6th share of the building. The property is in a Serviced Building with a communal entrance of Balcony.



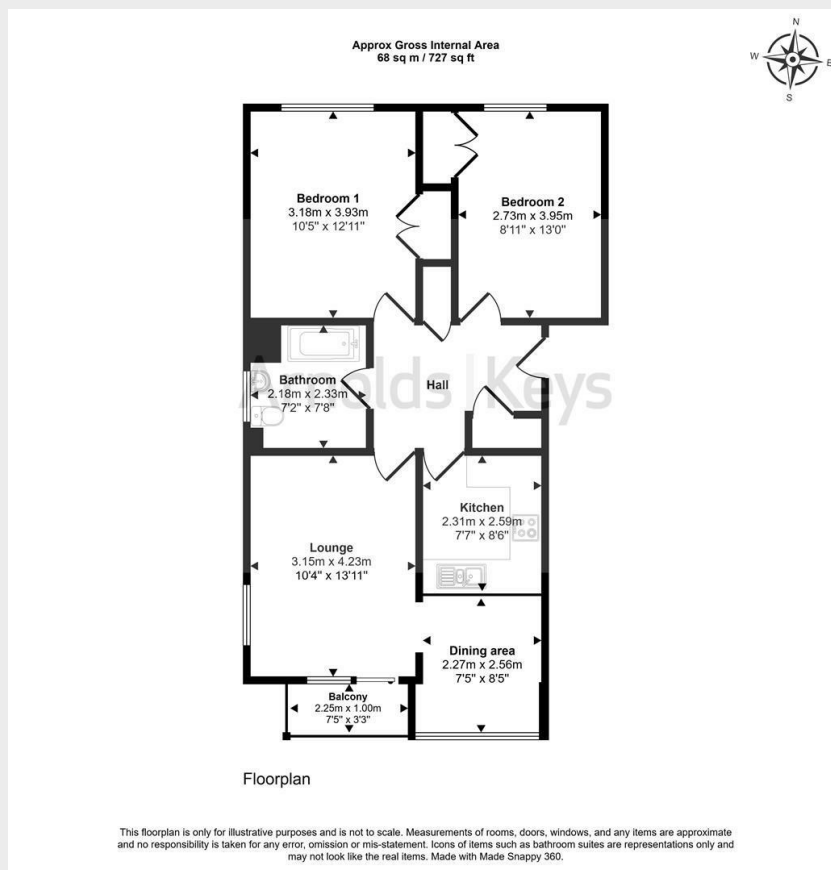


Viewings

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	75	77
(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, 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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