

General view of Sheringham House
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7f Sheringham House, Cremers Drift, Sheringham, NR26 8HZ

Guide Price £450,000

- Stunning presentation
- Gated Community
- New luxury kitchen
- Gas central heating
- Use of swimming Pool
- Three Bedrooms
- High Specification
- Two reception rooms
- Underground parking
- Beautiful communal gardens

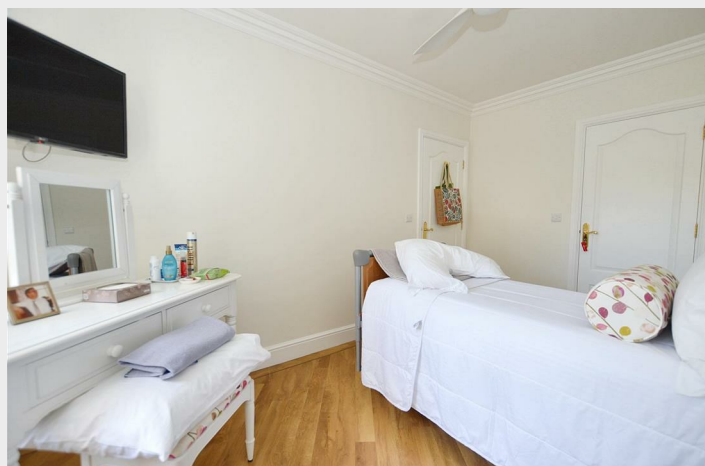
7f Sheringham House, Sheringham NR26 8HZ

Sheringham House is a truly exceptional development of elegant apartments privately situated within six acres of beautifully landscaped gardens and parkland, with secure gated access. The 64 apartments, including 11 penthouses have been built and appointed to a very high specification with fully fitted kitchens, large bathrooms and a lift to all floors. A special feature of Sheringham House is its Romanesque indoor swimming pool with private changing facilities and adjoining terrace, in addition to a large snooker room.

This particular apartment is located on the second floor and offers beautifully presented accommodation with gas central heating throughout



Council Tax Band: E



COMMUNAL ENTRANCE HALL

Access for visitors provided by security entry phone system, Otis lift to all floors including the underground parking.

PRIVATE ENTRANCE HALL

Built-in storage cupboard, further built-in cloaks cupboard, security entry phone handset, radiator.

UTILITY ROOM

Housing Viessmann gas fired boiler providing central heating and pressurised hot water system, laminated work surface, storage cupboard, provision for automatic washing machine, tiled walls, ceramic tiled flooring.

SITTING ROOM

Approached through double glass panel doors from the entrance hall, views over the wooded grounds, two radiators, TV Point, telephone point, recessed fireplace with oak mantle and tiled hearth with provision for electric fire, a wide archway then opens to the:-

DINING ROOM

Glass panel doors to entrance hall and kitchen, casement door to balcony with attractive aspect overlooking wooded gardens, radiator, 2 wall lights, telephone point, TV Point..

KITCHEN/BREAKFAST ROOM

Newly fitted range of high quality base and wall storage cupboards with granite work surfaces and tiled splashbacks, large American Style fridge freezer, inset, 1 1/2 bowl sink unit with mixer tap, waste disposal unit, built in Neff double oven with warming drawer, Neff halogen hob with contemporary extractor hood above, integrated dishwasher, smoke alarm, radiator, telephone point, spot light fittings, large ceiling fan, tiled floor.

SHOWER ROOM

Italian sanitaryware combining classical design with contemporary styling and incorporating a close coupled WC, vanity wash basin with cupboards beneath and storage, illuminated mirror and electric shaver point above, fully enclosed shower cubicle with frosted glass shower screen, fully tiled walls, extractor fan, radiator.

PRINCIPAL BEDROOM

Beautifully fitted with a range of high quality bedrooms furniture including wardrobe cupboards and dressing table. Further, very large, built-in wardrobe cupboard two wall lights, two radiators, TV Point, telephone

point, window to rear aspect with views over wooded grounds.

ENSUITE

Recently re-fitted with a new suite of corner shower enclosure, close coupled WC, bidet, vanity wash basin with cupboards beneath and storage, illuminated mirror and electric shaver point above, radiator/heated towel rail, fully tiled walls and floor, extractor fan.

BEDROOM 2

Radiator, TV Point, built-in wardrobe cupboard, 2 wall lights, views over wooded grounds. Central ceiling fan/light

BEDROOM/STUDY

Professionally fitted with a range of cupboards and desk unit, Built-in wardrobe cupboard, TV point, radiator, views over wooded grounds.

TENURE

The property is held on the balance of a 125 year lease created the 1st January 2004 with current service charge approx. £4,000 per annum including buildings insurance. Ground rent £100.00 per annum. Council Tax Band E.

GARAGE AND PARKING

The property has the benefit of secure underground parking and a built-in storage cupboard within the parking area for the private use of the owner.

Sheringham House stands in large, beautifully landscaped gardens and is approached through remote control security gates which lead to a sweeping drive approaching the apartments. The grounds have been beautifully landscaped with manicured lawns with large rockeries and water feature with numerous planting of specimen shrubs throughout. There are attractive walks laid through woodland to the rear of the property.

AGENTS NOTE

The service charge includes unrestricted use of the indoor swimming pool and snooker/function room for residents. It is a condition that purchasers should be aged over 55 if single and at least one over 55 if married. It is a condition that no children shall reside at the property.



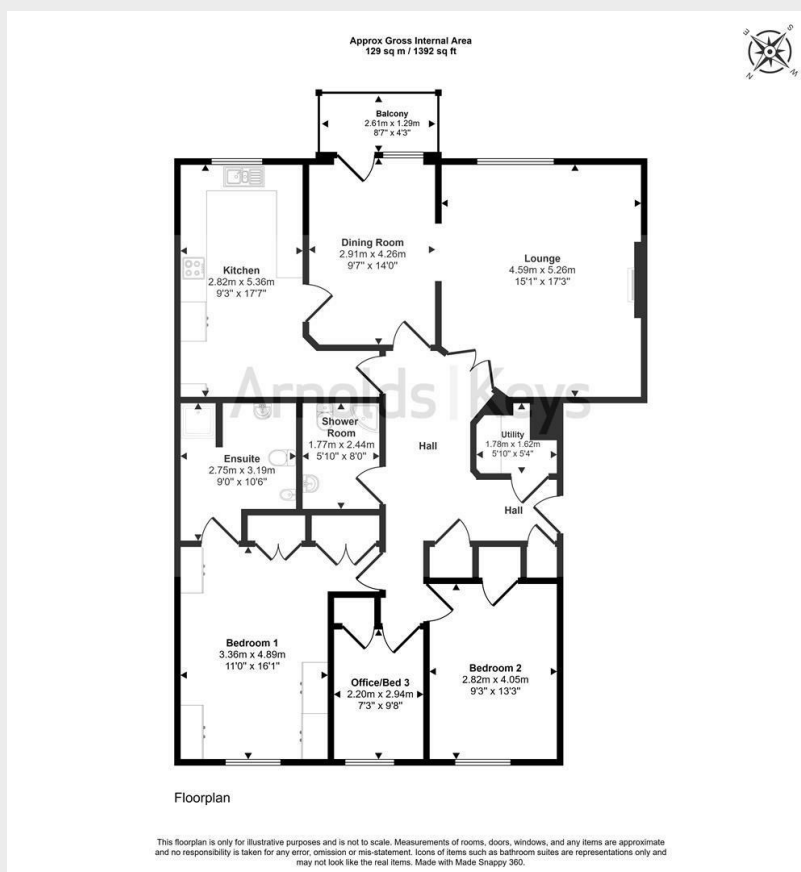
Viewings

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	85	86
(69-80) C		
(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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