



6 Langham Court, Sheringham, NR26 8UF

Price Guide £275,000

- Coastal views to front
- Balconies front and rear
- Newly fitted kitchen and bathroom
- Three bedrooms
- South facing aspect at rear
- Garage in separate block at rear
- Gas central heating
- Walking distance of Town Centre

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An excellent opportunity to acquire a modern maisonette offering beautifully presented accommodation over two floors with balconies both front and rear. The property has recently been refurbished with new kitchen and bathroom. Gas central heating is installed throughout and the property has the benefit of a lock-up garage at the rear.

Currently a permanent home, the property is equally suitable for those seeking an investment property that has views to the Golf Course and coast. The Town Centre itself is just a few minutes walk although there is a Convenience Store and Garage close by.



Council Tax Band: C



GROUND FLOOR ENTRANCE

Part glazed entrance door, coats hanging space, stairs to:

FIRST FLOOR

LANDING

Built in cupboard housing factory lagged cylinder with immersion heater.

LOUNGE

With glazed doors and windows to BALCONY with coastal and Golf Course views. Provision for TV, radiator, door to inner hallway. Open plan design leading to:

DINING AREA

Also with glazed doors opening to BALCONY, enjoying a southerly aspect. radiator. Open plan design to:

KITCHEN

Recently re-fitted with a modern range of high gloss base and wall cabinets with laminated work surfaces and matching splashbacks. Inset sink unit with window to rear, point for gas cooker with filter hood above, integrated fridge and freezer, provision for washing machine.

INNER HALLWAY

Radiator, window to front aspect, stairs to:

SECOND FLOOR

LANDING

Access to loft space.

BATHROOM

Recently refitted with a modern three piece suite of panelled bath with glazed screen and mixer tap with shower. Wall hung wash basin, concealed cistern w.c., tiled recess, chrome heated towel rail, fully tiled walls.

BEDROOM 1

Window to rear aspect, radiator.

BEDROOM 2

Window to front aspect, radiator.

BEDROOM 3/DRESSING ROOM

Window to front aspect, radiator. Range of full height wardrobe cupboards.

OUTSIDE

Brick built GARAGE in separate block at the rear. Communal gardens and visitors' parking.

AGENTS NOTE

The property is LEASEHOLD with approximately 156 years unexpired. Share of freehold included, current ground rent £50 pa, current service charge £723pa. The property has all mains services connected and has a Council Tax Rating of Band C.



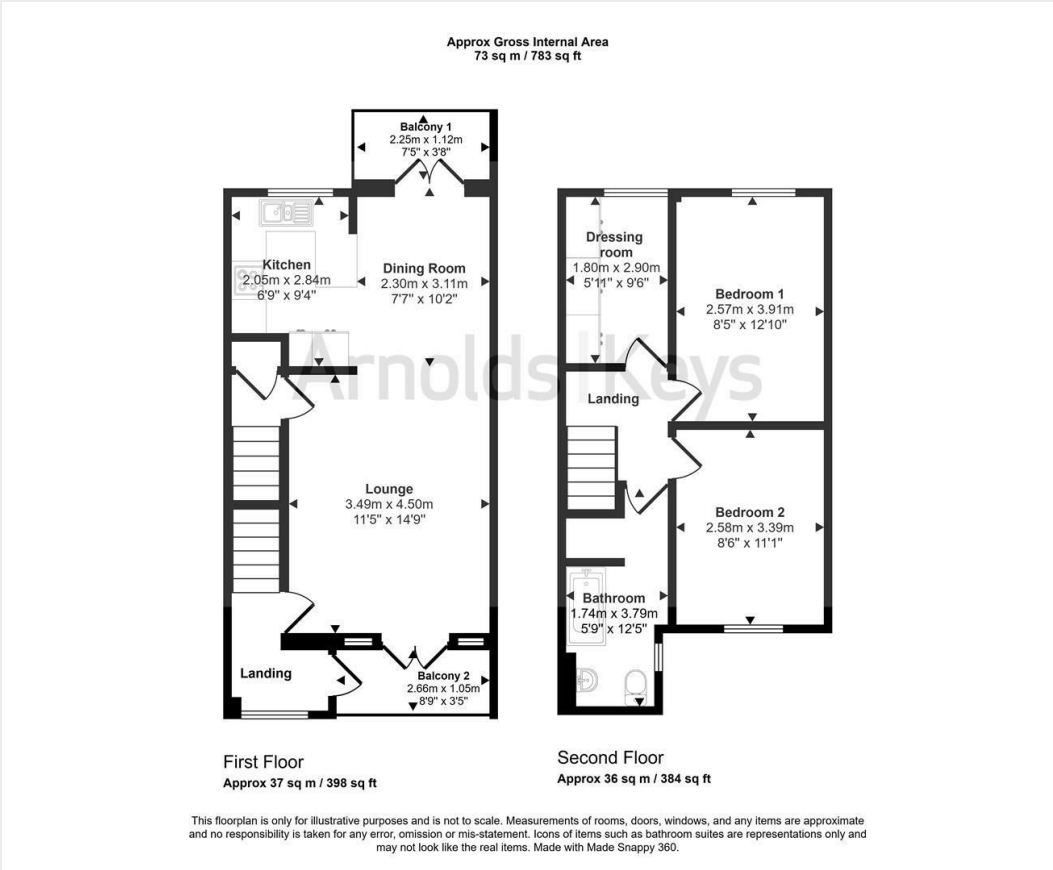


Viewings

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	79
(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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