



## Flat 6, Kimberley Court 52 Cromer Road, Sheringham, NR26 8RW

Price Guide £235,000

- No onward chain
- Superb presentation throughout
- Two bedrooms
- Close to bus and rail services
- Open views to Beeston Hill
- Gas central heating
- Garage and neat communal gardens
- Short walk to Town Centre



## 6, Kimberley Court, 52 Cromer Road, Sheringham NR26 8RW

Offered with no onward chain is this superbly presented top floor apartment enjoying a southerly aspect at the rear and views to Beeston Hill at the front. The property offers beautifully proportioned and exceptionally light accommodation having the benefit of full gas fired central heating and sealed unit glazing. Although currently a second home, the property would be equally suitable for permanent use for those seeking a low-maintenance home close to the Town Centre.

Sheringham itself offers an excellent selection of shops and restaurants, a superb beach with a Blue Flag award whilst both bus and rail services provide easy access to the City of Norwich.



Council Tax Band: C





## COMMUNAL ENTRANCE HALL

With stairs to all floors.

## TOP FLOOR LANDING

Lockable storage cupboard and part glazed composite door opening to:

## ENTRANCE LOBBY

Built in store/coat cupboard, further door leading to:

## ENRANCE HALL

Radiator, access to roof space.

## LOUNGE/DINING ROOM

A beautifully light room with a large window to the front aspect with views to Beeston Hill, two radiators, provision for TV, ample space for dining, marble fire surround with hearth and points for electric and gas fires.

## KITCHEN

With window to side aspect, comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, inset electric hob and built in electric double oven, integrated washing machine and refrigerator, vinyl floor covering.

## BATHROOM

Window to side aspect, panelled bath with shower and screen above, concealed cistern w.c., vanity wash basin with cupboards and drawers beneath, further storage cupboards and mirror above, built in cupboard housing Worcester gas fired boiler providing central heating and domestic hot water. Chrome heated towel rail. Tiled walls and floor.

## BEDROOM 1

Window to rear aspect, radiator, built in double wardrobe cupboard.

## BEDROOM 2

Window to rear aspect, radiator, built in double wardrobe cupboard.

## OUTSIDE

Kimberley Court stands in communal grounds. A wide tarmac driveway leads to the garage block at the rear. The GARAGE for this property is 18' x 8'7 and has an electric up and over door. The gardens are neatly maintained both front and rear with a lawn at the front and established planting at the rear with numerous shrubs and plants.

## TENURE

The property is held on the balance of a 999 year lease from 1980 (954 years remaining). The property also has the benefit of a share of the freehold. Current Maintenance Charges are £40 pcm.

## AGENTS NOTE

All mains services are connected at the property and it has a Council Tax Rating of Band C. Also, as the property is a second home, the furniture and effects are available at valuation if required.





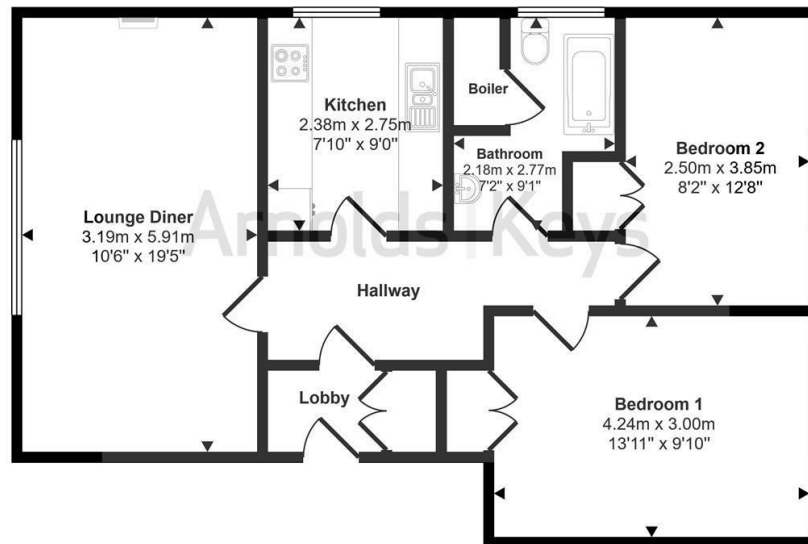
## Viewings

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>	71	78
(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  
68 sq m / 728 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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