



## GEORGE STREET SHERINGHAM, NR26 8DW

£135,000  
LEASEHOLD

This beautifully maintained first floor apartment for the over 60's, conveniently situated close to the town centre, train station and promenade/beach this property comprises of a entrance hallway with multiple storage cupboards, spacious living room, modern style kitchen, a recently refurbished shower room with a pressurised system installed to ensure good flow to the shower and two double bedrooms (one which is currently used as a second reception/dining room).

With the quality of this property plus its communal features, it has to be seen to fully appreciate. Call Henleys to book a viewing.

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Residential Sales & Lettings

## GEORGE STREET

- \*\* CHAIN FREE \*\*
- Two Bedroom
- Quiet residential area
- Spacious living area
- Ample storage
- Communal Lounge, Laundry Room and Kitchen
- Over 60's Property
- Residents parking
- Call Henleys to book a viewing



### Sheringham

Sheringham is a charming seaside town that captures the essence of its motto, 'The sea enriches and the pine adorns.' Originally settled by a Viking warlord around 900 AD, it later flourished as a farming and fishing community. The arrival of the railway in the 19th century brought growth and diverse architectural styles to the town. Today, Sheringham boasts a bustling high street with independent shops and tourist attractions.

Located on the mainline rail link to Norwich, London, and Cambridge, Sheringham is an ideal coastal commuter town. Visitors can explore the town's heritage at The Mo, a museum showcasing retired lifeboats and the future of the coastline with the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors from national productions during its vibrant summer rep season and Christmas panto.

Sheringham residents take pride in their town's heritage and enjoy annual events like Viking-themed festivities in February, a shared Crab and Lobster Festival with Cromer in May, and a lively carnival in August. Nature enthusiasts can escape the crowds by walking along the Norfolk Coastal path to Beeston Bump, where breathtaking views of the North Sea, Sheringham, and West Runton await. Another option is a visit to Sheringham Park, offering a Repton Walk to the Gazebo for panoramic views of the surrounding

countryside.

When it's time to unwind, The Strand provides a tranquil retreat just a short walk from town. Nestled on a quiet residential road, this Victorian-era residence exudes elegance and offers luxurious modern comforts. Sheringham truly embodies the beauty of coastal living combined with historical charm, making it a wonderful place to call home.

### Shannock Court

Shannock Court comprises of 52 retirement properties across three floors with 24 hour emergency call system, lounge area, laundry facilities, hobbies room, beautifully kept communal garden and a lift to all floors. Built by the well respected McCarthy and Stone Developments Ltd in 1988 for the over 60's, Shannock Court was purpose built to cater for all needs. The property is located close to the town centre, the train station, the beach/promenade and the supermarket.

Its locality to transport links is of great benefit of those who need to visit family or just enjoy a relaxing day out.

### Overview

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pressurised system installed to ensure good flow to the shower and two double bedrooms (one which is currently used as a second reception/dining room).

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### Living Room

Double glazed window, electric wall mounted radiator, TV point, traditional style fireplace with marble effect hearth with electric flame effect fire and decorative timber surround/mantel, recessed LED ceiling lights, carpeted floor and archway to kitchen.

### Kitchen

Double glazed window, wall and base units with granite effect laminate worktop, one and a half bowl sink with drainer and mixer tap, space for freestanding electric cooker and hob with integrated hood over, space for freestanding fridge/freezer, wall mounted light, tiled splashback and tiled floor.

### Bedroom One

Double glazed window, wall mounted electric heater, ceiling recessed LED lights, built in mirrored door wardrobe/storage and carpeted floor.

### Bedroom Two/Dining Room

Double glazed window, wall mounted electric heater, ceiling recessed LED lights, alcove and carpeted floor.

### Shower Room

Walk in shower with exposed shower valve with riser rail and glass splashback, vanity unit with mounted basin, wall mounted mirror, close coupled dual flush WC, chrome ladder style electric heated towel rail, shower boarded walls and tile effect flooring.

### Agents Note

88 years remaining of 125 year lease

Annual Ground Rent £558.36

Ground Rent Period Review: Next Uplift 2032

Annual Service Charge £4703.56

Council Tax Band C

EPC rating D with potential C.

24 hour emergency call system

Pets with permission

Mains water, drainage and electric.

## 29 SHANNOCK COURT GEORGE



