



## 1, Old Dairy Court, Melbourne Road, Sheringham, NR26 8EF

**£795 Per Calendar Month**

- Very Well Presented First Floor Apartment
- Fully Self-Contained With Own Private Entrance
- Sealed Unit Double Glazing
- Double Bedroom
- Short Walk To Shops, Transport Facilities and Sea Front
- Town Centre Location
- Underfloor Gas Central Heating
- Juliet Balcony In The Living Room With Distant Coastal Views
- Kitchen With Appliances

# Melbourne Road, Sheringham NR26 8EF

A very well presented self-contained first floor apartment located in the heart of the Town just a short walk to the shops, transport facilities and sea front.

Completed in 2012, the property was constructed to a high specification with the benefit of underfloor, gas fired central heating and sealed unit glazing throughout. The reception room also has a Juliet balcony with distant views to the coast. There is a good size double bedroom and well fitted kitchen. An ideal property for those seeking a low-maintenance, highly convenient home in the centre of the Town.



Council Tax Band: B



Sheringham itself is known for its stunning coastline, vibrant community, and array of amenities. With its picturesque streets and friendly atmosphere, this town is a wonderful place to call home. Whether you are looking to enjoy leisurely walks along the beach or explore the local shops and cafes, this flat offers an excellent base for a fulfilling lifestyle.

EPC Rating C. Council Tax Band B – North Norfolk District Council.

### **GROUND FLOOR ENTRANCE HALL**

Part glazed composite entrance door, stairs to first floor with secure fire door opening to:

### **HALLWAY**

Doors to all rooms, wood effect flooring.

### **LOUNGE / DINING ROOM**

Wood effect flooring, windows and French doors opening to Juliet balcony with distant coastal views, provision for TV.

### **KITCHEN**

Range of base cabinets with laminated work surfaces and tiled splashbacks over. Inset sink unit, inset gas hob unit with built in electric oven beneath. Provision for washing machine and space for under counter fridge/freezer, tiled floor, Velux roof light. Built in boiler cupboard housing gas fired boiler providing the underfloor heating and domestic hot water.

### **BATHROOM**

Panelled bath with telephone style mixer tap with shower attachment, pedestal wash basin, close coupled w.c., fully tiled walls and floor, Velux roof light, chrome heated towel rail, wall cabinet, mirror.

### **BEDROOM**

Newly fitted carpet, window to front aspect, provision for TV.

### **OUTSIDE**

The apartment has the benefit of a lockable store shed accessed via the parking area on the ground floor. On street parking is generally available in the area.

### **TENANTS NOTE**

The deposit for this property is £917.

EPC Rating C. Council Tax Band B - North Norfolk

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage,

we recommend Ofcom Checker ([www.checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) OR [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

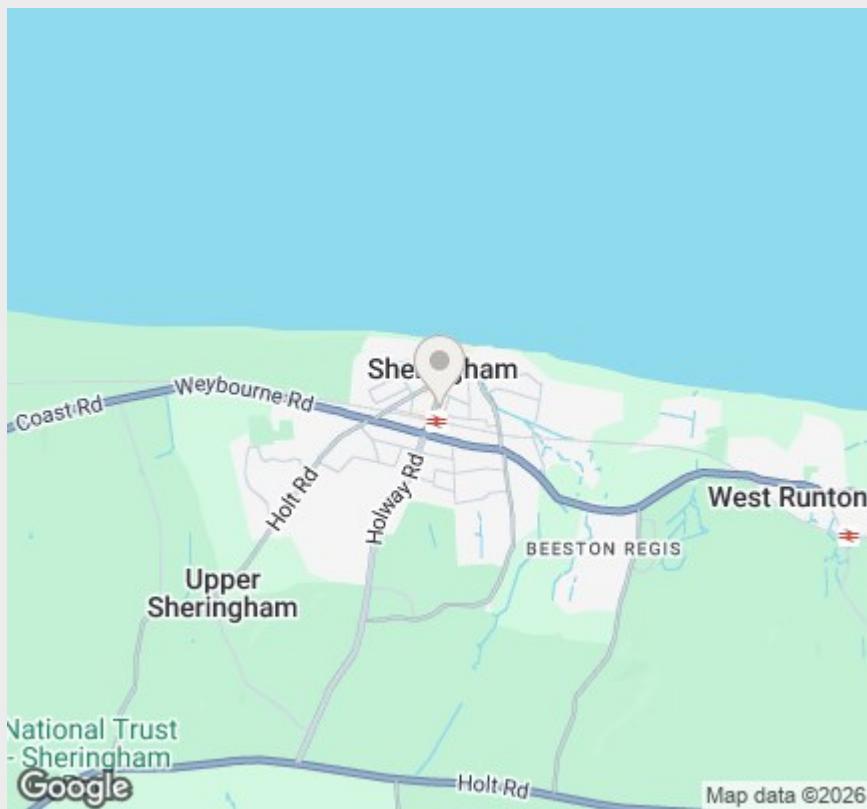
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £183.46. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

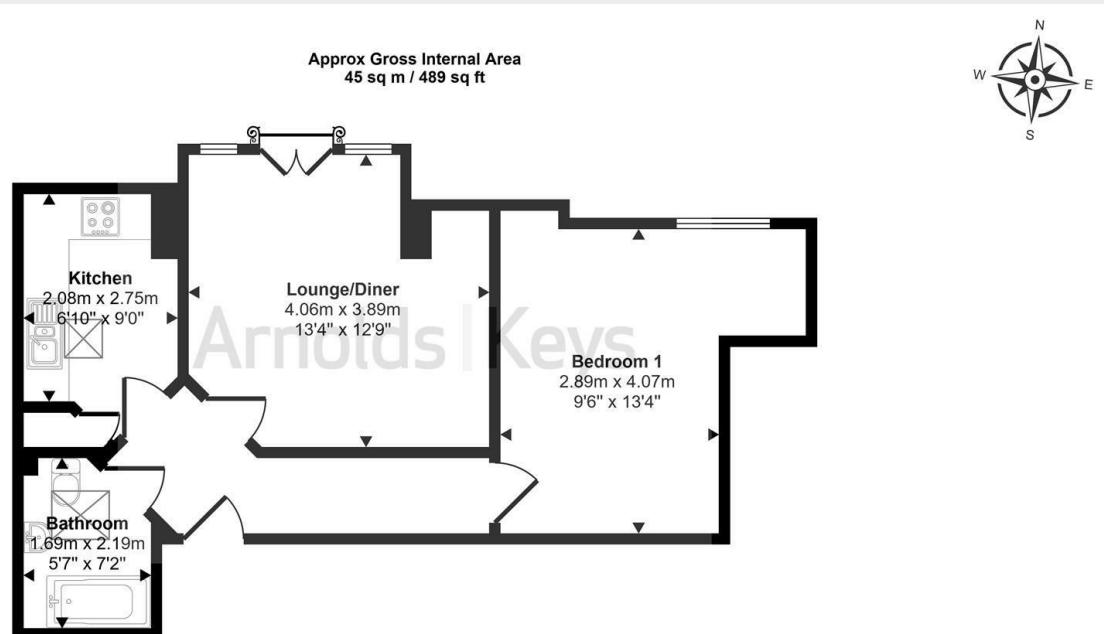


## Viewings

Viewings by arrangement only. Call 01603 216812 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	74	74
(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	



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.

