



GUIDE PRICE

£190,000

Cliff Road, Sheringham, NR26 8FB

Arnolds | Keys



THE PROPERTY

Flat 2, Kings Court, 60 Cliff Road, Sheringham, NR26 8FB

An opportunity to purchase a nicely-presented, purpose built ground floor apartment in this modern block just a short walk from the promenade and beach. The property has full gas fired central heating, offers two bedrooms and a modern open plan lounge/dining/kitchen. The accommodation is served by a modern contemporary shower room and has off-road parking.

Sheringham itself offers a wide range of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich.



An ideal property for those seeking a low-maintenance home that is close to the promenade and beach. The property has allocated parking too.



THE DETAILS

Property Details

COMMUNAL ENTRANCE HALL

Telephone secure entry system, stairs to all floors. Service meter cupboard.

PRIVATE ENTRANCE HALL

Radiator, telephone entry system. large fitted store cupboard.

LOUNGE/DINING ROOM/KITCHEN

A lovely light room with south facing outlook from the front bay window. Two radiators, TV aerial point. Range of base and wall storage cupboards with granite effect worktops incorporating breakfast bar, inset stainless steel sink unit, window to side aspect, inset four ring hob with stainless steel hood above and electric oven beneath, integrated fridge, freezer and washing machine.

BEDROOM 1

A double bedroom with window to south facing aspect, radiator.

BEDROOM 2

A double bedroom with window to south facing aspect, radiator.

SHOWER ROOM

Fitted with a double width shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., window to side aspect, chrome heated towel rail, tiled floor and walls, extractor fan.

OUTSIDE

Kings Court has communal grounds and this apartment has an allocated parking space at the rear.

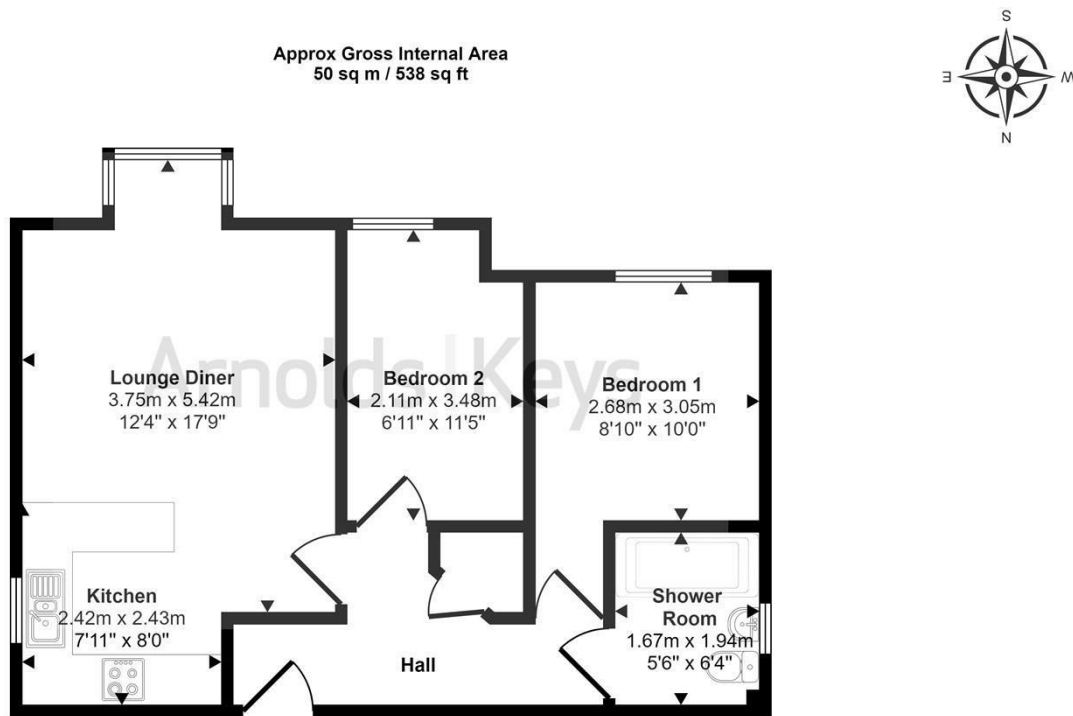
AGENTS NOTE

The property is held on the balance of a 125 year lease with approximately 109 years remaining. Current Ground Rent is £200 pa and the Service Charge is currently £875pa . The property has a Council Tax rating of Band B



Location

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history.



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.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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