



PRICE GUIDE

£270,000

Langham Court, Sheringham, NR26 8UF

Arnolds | Keys



THE PROPERTY

6 Langham Court, Sheringham, NR26 8UF

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.



A beautifully presented property offering light and airy accommodation with the bonus of a south facing balcony at the rear. A lovely, low-maintenance home.



THE DETAILS

Property Details

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.

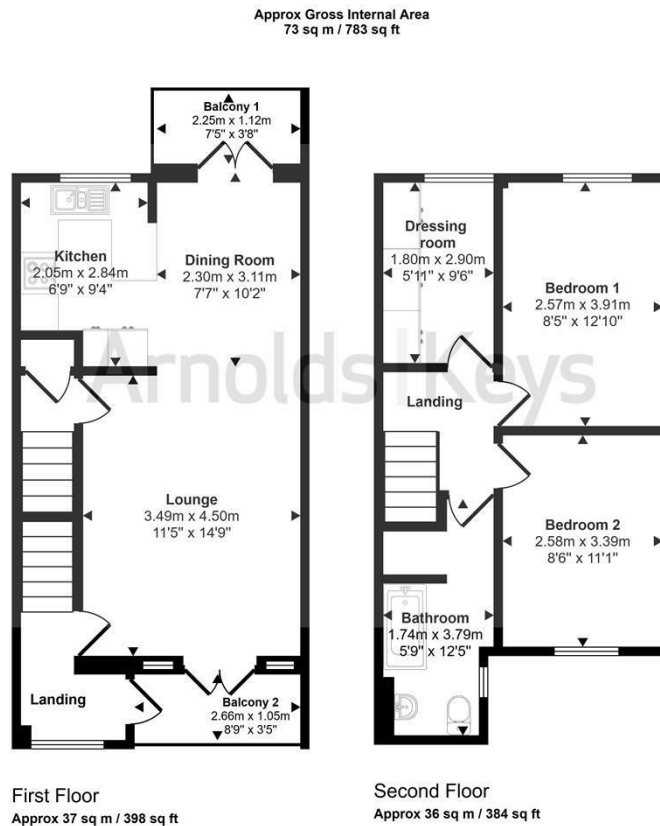
AGENTS NOTE

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.



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

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskeys.com
www.arnoldskeys.com
 01263 822373

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

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

