

# Arnolds | Keys



**2, Victoria Court Cliff Road, Sheringham, NR26 8DJ**

Price Guide £255,000

- Two private patios, one south facing
- Ground floor with allocated parking
- Two bedrooms
- Leasehold with 964 years unexpired
- Superb seaviews
- Gas central heating
- Ideal for permanent or holiday use
- No onward chain

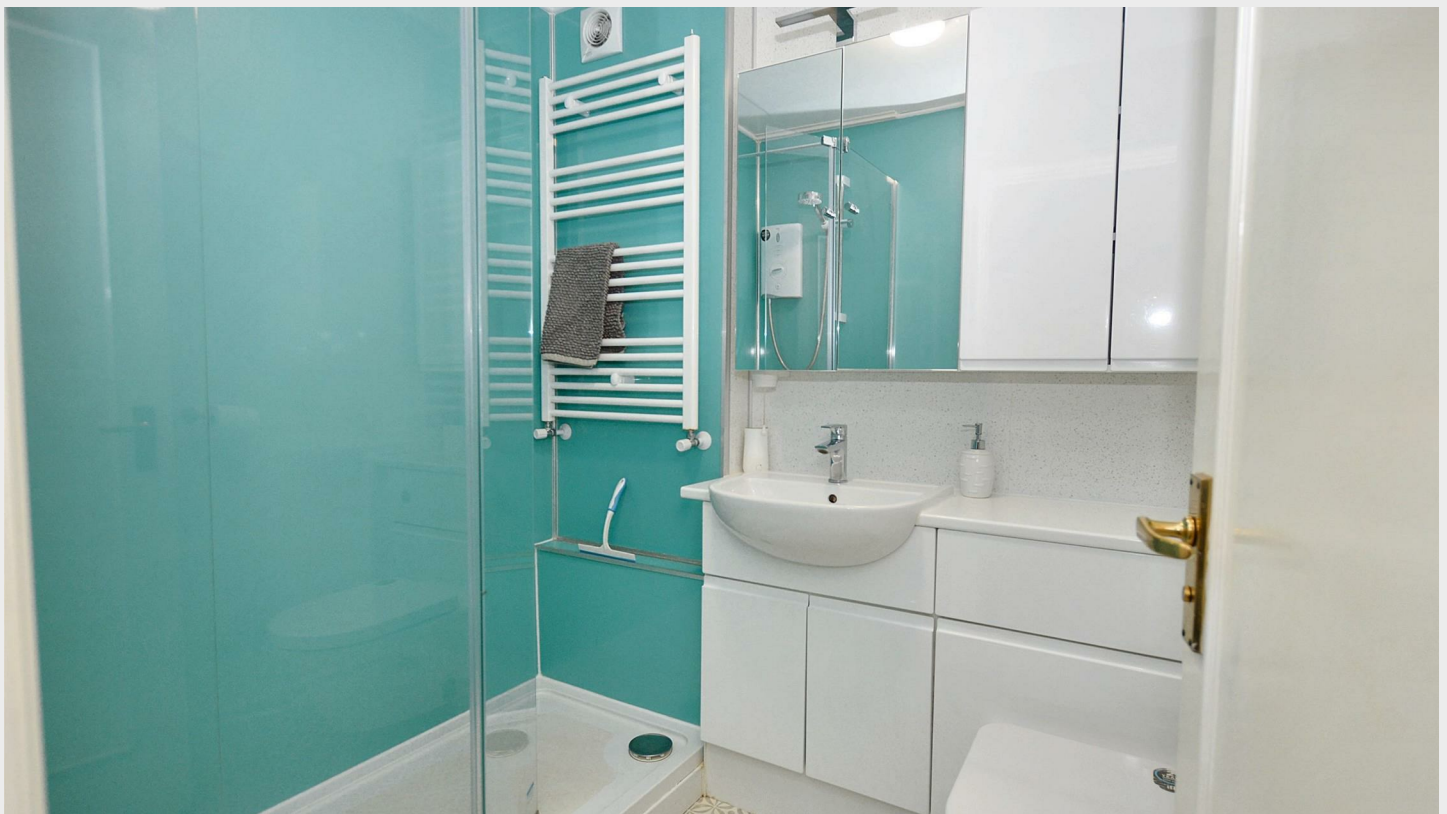
## 2, Victoria Court, Cliff Road, Sheringham NR26 8DJ

Enjoying superb views of the sea from the lounge and patio is this beautifully presented ground floor apartment. Forming part of an award winning development, this apartment sits at the foot of Beeston Hill and literally a stone's throw from the West Promenade and beach. The Town centre, which offers an excellent selection of shops and restaurants is just a five minute walk.

The apartment has full gas central heating and sealed unit glazing throughout and offers well-proportioned accommodation. Although it is currently a holiday property, it would be equally suitable for those seeking a permanent home by the sea.



Council Tax Band: C



## SECURE COMMUNAL ENTRANCE

With secure glazed entrance door, stairs to first floor.

## PRIVATE ENTRANCE LOBBY

With coats hanging rail, toughened glass door to:

## HALLWAY

Radiator, twin glass panelled doors opening to:

## LOUNGE/DINING ROOM

A beautifully light room with window and French doors opening to enclosed patio with views to the sea, second aspect to the side. Provision for TV, two radiators, further glass panelled doors opening to:

## KITCHEN

Fitted with a range of high gloss base and wall cabinets with laminated work surfaces and tiled splashbacks. inset sink unit, inset electric induction hob with filter hood above, built in electric double oven, space for fridge/freezer, provision for washing machine. Window to front aspect with views to the sea.

## BEDROOM 1

Radiator, built in wardrobe cupboard, further range of bedroom furniture including wardrobe cupboards, bedside units and overhead storage. French doors to south facing rear patio.

## BEDROOM 2

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

## SHOWER ROOM

Beautifully fitted with a level entry shower with screen and independent electric shower unit, vanity wash basin with cupboards beneath, mirrored cabinet, concealed cistern W.C., heated towel rail.

## OUTSIDE

Victoria Court has a communal Car Park at the rear. This apartment has an allocated parking space outside the property. There are allocated spaces for visitors too.

## AGENTS NOTE

The property has the benefit of all mains services and has a Council Tax Rating of Band C. The property is held on the balance of a 999 year lease from 1991 with 964 years unexpired and also has the benefit of a share of the freehold. Current Service Charge is £1328.00.




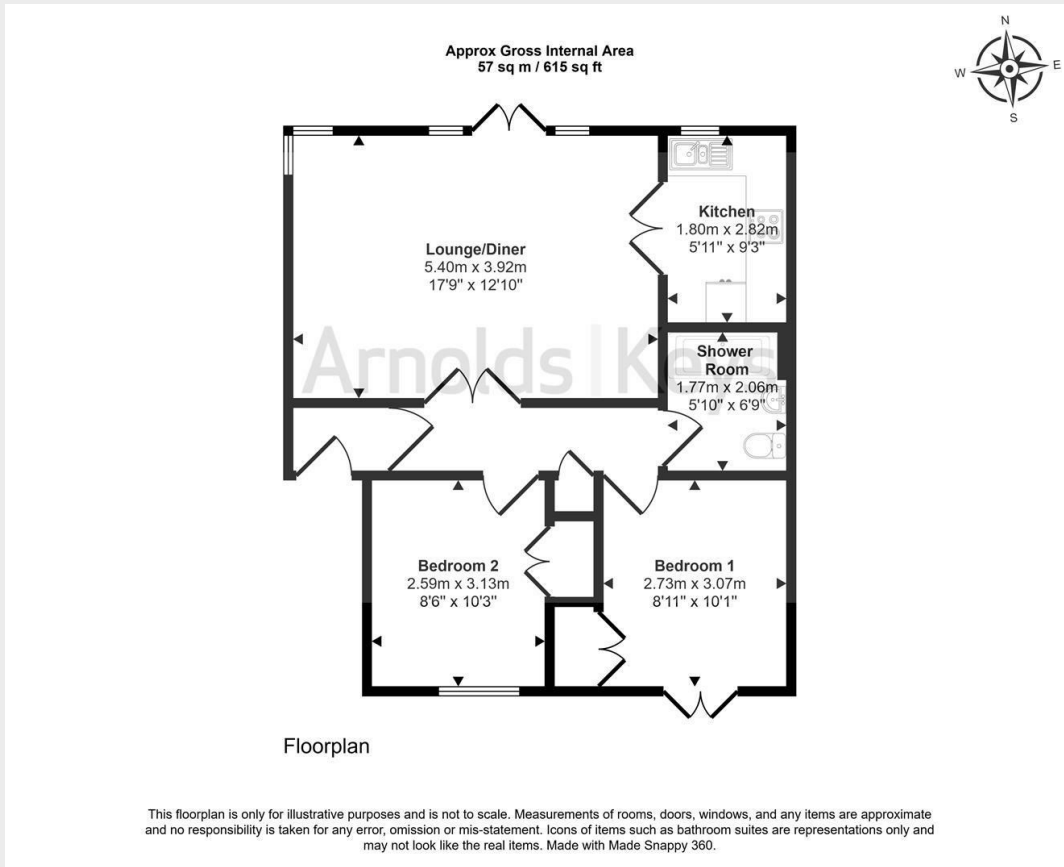


## Viewings

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>		<b>74</b>	<b>76</b>
(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 	



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.

