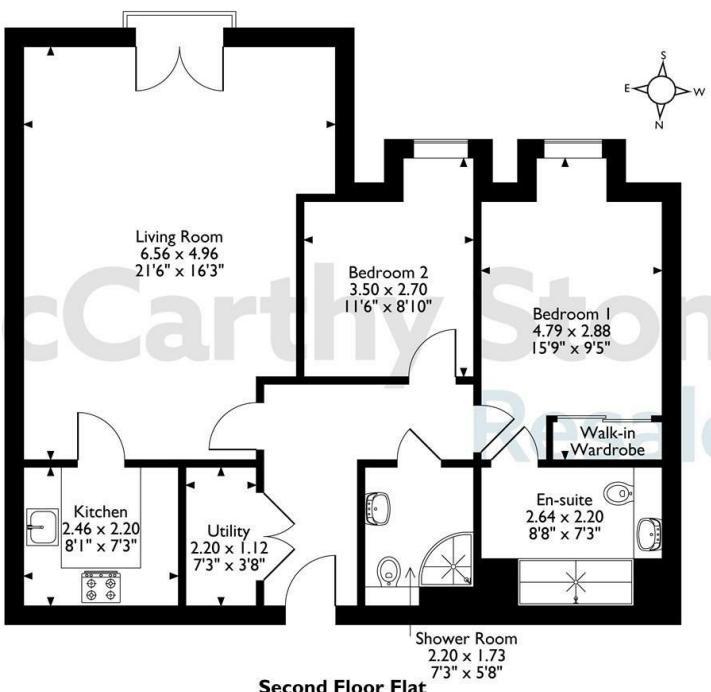
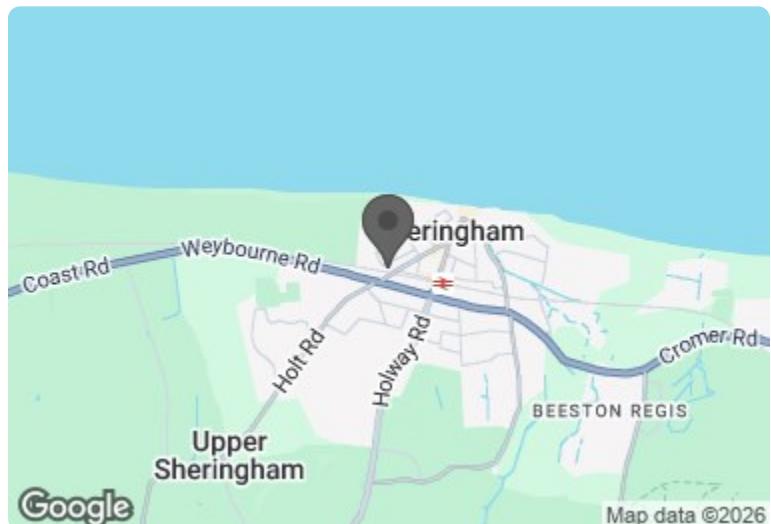


30 Beaumaris Court, 13-15, South Street, Sheringham, Norfolk  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© house. Unauthorised reproduction prohibited. Drawing ref. dig/8654339/DST.

**Council Tax Band: C**

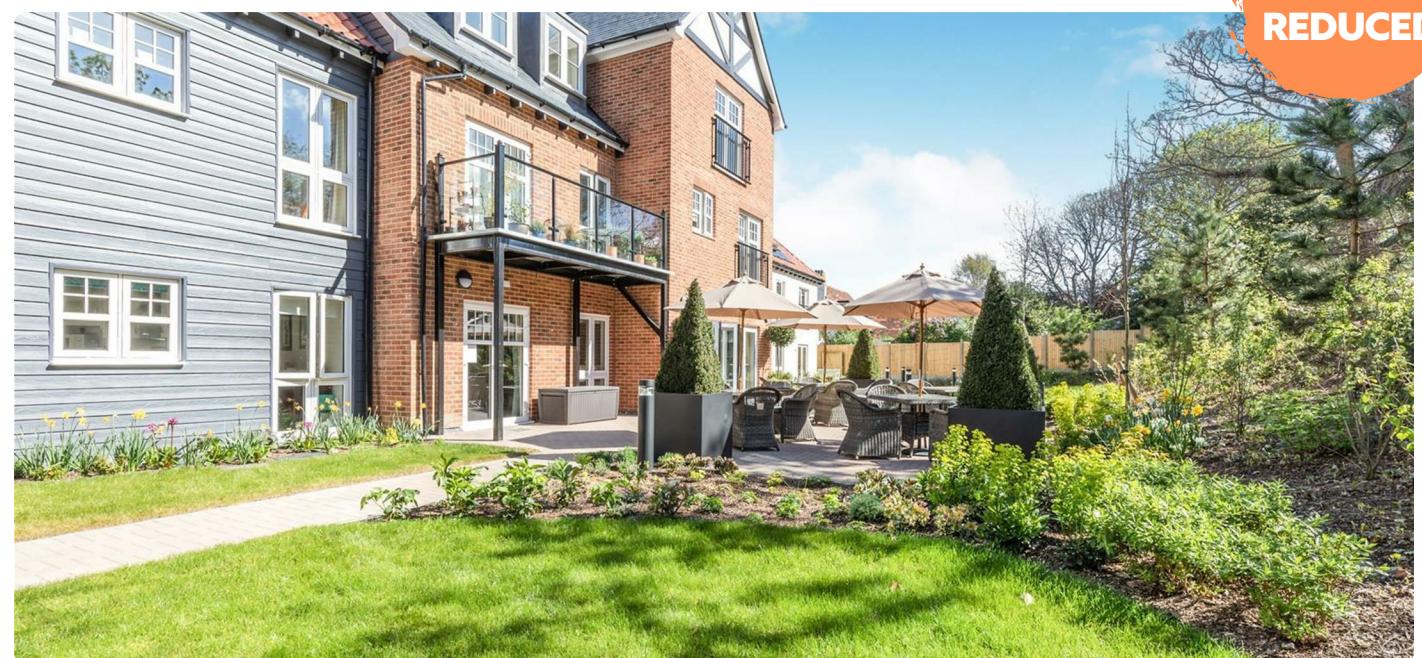


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

**30 Beaumaris Court**  
13-15 South Street, Sheringham, NR26 8HB

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £325,000 Leasehold**

A STUNNING two bedrooomed retirement apartment. This SPACIOUS apartment boasts an EN-SUITE BATHROOM in the master bedroom. The lounge has SOUTH FACING Juliet balcony.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~



**Call us on 0345 556 4104 to find out more.**

# Beaumaris Court, South Street, Sheringham

PRICE  
REDUCED

## Beaumaris Court

Consisting of 15 one and 15 two bedroom apartments, featuring fully fitted kitchens, heated towel rails, integrated fridge freezer, energy efficient heating and pre-installed Sky/Sky+ connection points. McCarthy & Stone Retirement Living properties make day-to-day living as comfortable and straight forward as possible, with a dedicated House Manager to help with all concerns, as well as beautifully maintained landscaped gardens, that can be enjoyed by all residents and their guests. Intruder alarms, camera entry systems and fire detection equipment are also provided and a 24-hour call system is in place for added peace of mind.

## Local Area

Located in the popular seaside town of Sheringham and offering unrivalled access to stunning natural landscapes, Beaumaris Court from award-winning property specialists McCarthy & Stone will provide all of the comforts of specialist Retirement Living properties without compromising on style. The popular seaside town of Sheringham sits on the North of the beautiful Norfolk coastline with its stunning long stretches of natural beach and a comfortable, homely atmosphere. Sheringham beach has won several awards thanks to its natural beauty and picturesque views. The coastline provides plenty of opportunity for gentle walks, hikes and bike rides.

## Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with a plumbed in washer/dryer. Smoke detector. Security door entry system with intercom. Doors lead to the living room, both bedrooms and shower room.



McCarthy Stone

## Living Room

A generously sized room with patio doors opening inwards to reveal a Juliette Balcony. Power points consisting; TV (Sky/Sky+ connection) point and telephone point. A range of power sockets. Two ceiling lights. Partially glazed wooden door leads into a separate kitchen.

## Kitchen

A modern fully tiled kitchen featuring high gloss base and wall units. Stainless steel sink with mixer tap and drainer. Built in electric oven. Ceramic hob with chrome cooker hood above. Integral fridge/freezer.

## Master Bedroom

Double bedroom with built in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## En-Suite

A large modern fitted en-suite featuring a level access double shower. High gloss vanity unit with inset wash hand basin with storage cupboards below. Fitted mirror with built in light. WC with concealed cistern Wall mounted heated towel rail.

## Second Bedroom

A well proportioned second bedroom has a double glazed window with fitted curtain. A range of raised power sockets and TV point.

## Shower Room

Modern fitted suite with large shower quadrant cubicle. WC with concealed cistern. Pedestal wash hand basin. Heated towel rail.

## Leasehold Information

Lease : 999 years from 1st Jan 2018.

Ground rent: £495 per annum

Ground rent review: 1st Jan 2033

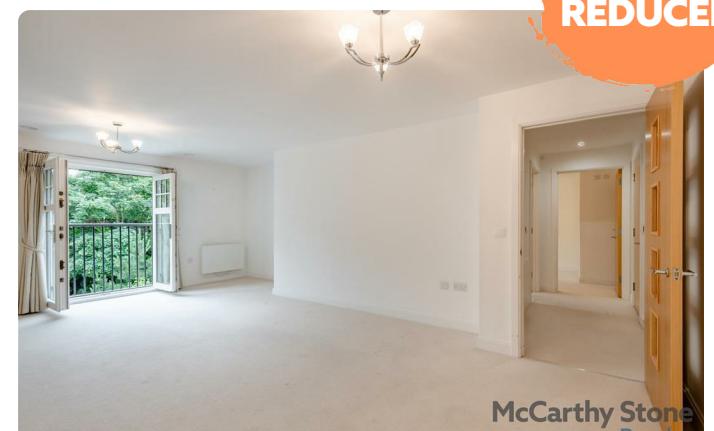


McCarthy Stone

2 Bed | £325,000

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance



McCarthy Stone Resales

The service charge for the year ending 31st March 2026 is £4,346.70.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to (often offset by Government Entitlements e.g. Attendance Allowance)

## Additional Services and Information

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.



McCarthy Stone Resales



McCarthy Stone Resales

- Ultrafast Full Fibre Broadband available

- Mains water and electricity

- Electric room heating

- Mains drainage

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT



McCarthy Stone Resales