

Arnolds | Keys



50 Shannock Court George Street, Sheringham, NR26 8DW

Price Guide £110,000

- No onward chain
- Recently redecorated throughout
- South facing aspect
- Communal reception area
- Top floor apartment
- New floor coverings throughout
- One bedroom
- Close to Town Centre

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Offered with no onward chain is this purpose built retirement apartment located on the top floor and benefitting from a south facing aspect. The property has recently been re-decorated throughout and new floor coverings have been laid making it ready to move into. Heating is provided by electric off-peak heating and the windows are sealed units in UPVC frames.

The Town Centre is just a short stroll and both bus and rail services are close by too. The property forms part of a retirement complex where there are communal facilities for those who enjoy each other's company.



Council Tax Band: B



COMMUNAL ENTRANCE

Secure entry system through to the communal entrance area with access to the Residents' lounge and lift to all floors.

ENTRANCE HALL

Wall mounted electric heater, large built in cupboard housing water cylinder and space for vacuum cleaner etc.

WET ROOM

Pedestal wash basin, close coupled w.c., electric shower unit, fully tiled walls, extractor fan.

LOUNGE/DINING ROOM

Timber and marble effect fire surround with point for electric stove, provision for TV, electric wall mounted heater, window to south facing aspect. Archway to:

KITCHEN

Fitted with a range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, inset electric hob with built in oven beneath. Space for fridge/freezer.

BEDROOM

Window to south facing aspect, wall mounted electric heater, built in wardrobe with folding mirrored doors.

OUTSIDE

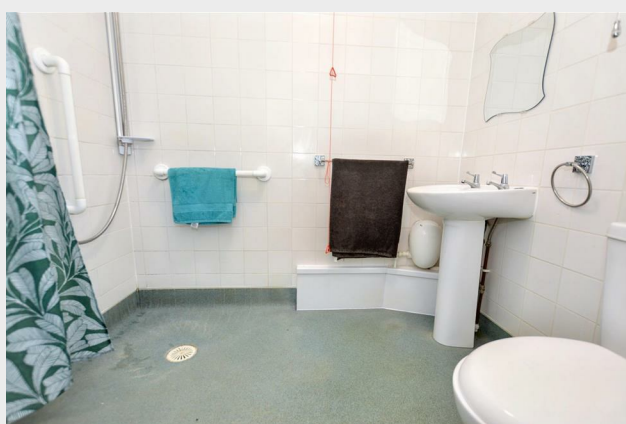
Shannock Court stands in neatly maintained communal gardens. At the rear is a communal car park for residents and visitors.

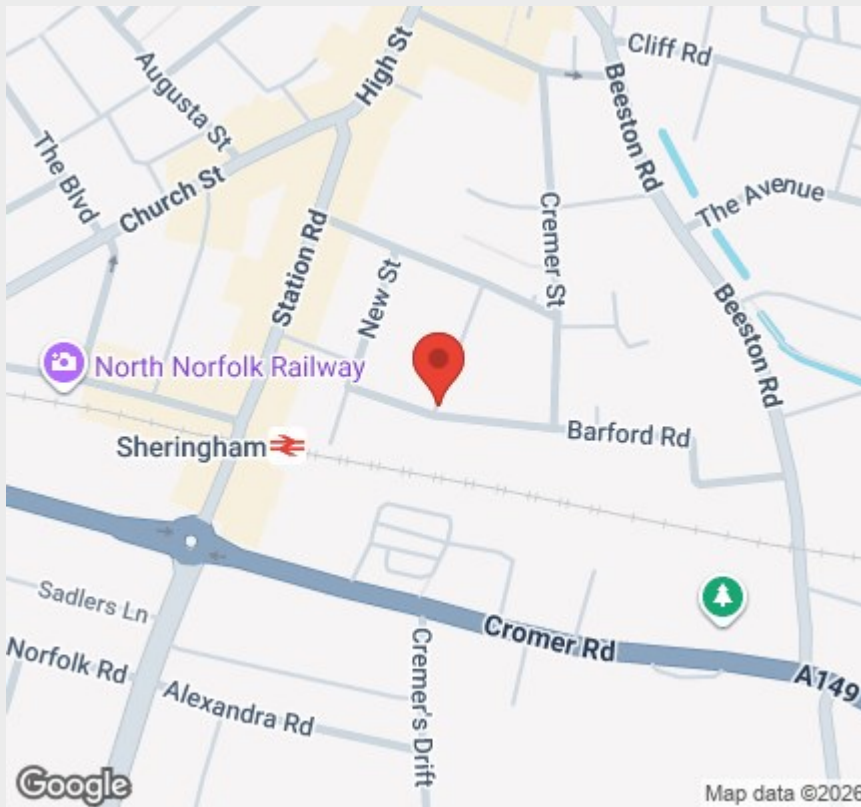
TENURE

The apartment is leasehold and has the balance of a 125-year lease from 1998. Ground Rent £446.70 per annum. Maintenance £2466.96 per annum to include water rates and building insurance.

AGENTS NOTE

The property has a Council Tax rating of Band B and has mains electricity, water and drainage connected. It is also a condition of purchase that all residents must be over the age of 60 except in the case of a couple where one must be 60, the other over 55. There is also a communal laundry room with free access to washing machines and tumble driers.





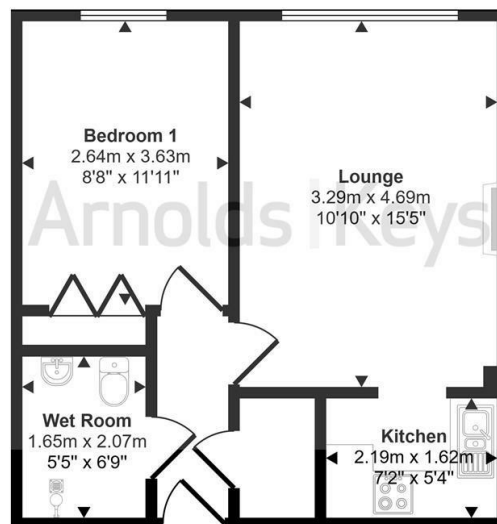
Viewings

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) A		
(81-91) B	81	82
(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 	

Approx Gross Internal Area
39 sq m / 422 sq ft



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.



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