Arnolds | Keys









Flat 10 Sadlers Court, Church Street, Sheringham, Norfolk, NR26 8RD

£775 Per Calendar Month

- Town Centre Apartment
- Lounge
- Kitchen
- Secure Entry Phone System
- Double Glazing
- Second Floor With Views Over St Peters Church Opposite
- 1 Double Bedroom
- Bathroom With Over Bath Shower
- Electric Heating

25 King Street, Norwich, Norfolk, NR1 1PD
01603 620551

lettings@arnoldskeys.com
www.arnoldskeys.com

Church Street, Sheringham NR26 8RD

Located in the centre of the coastal town of Sheringham, this flat offers a delightful living space perfect for individuals or couples.

The property features a double bedroom, lounge, fitted kitchen and bathroom with an over bath shower.

The property benefits from electric heating, double glazing and a secure phone entry system.

EPC Rating D. Council Tax Band A.

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Council Tax Band: A



ENTRANCE HALL
Security entry phone system, electric wall mounted heater, telephone point, loft access.

LOUNGE
13'0" x 12'7"
Fitted carpet, 2 double glazed sash windows with aspects towards St Peters Church opposite, night storage heater.

KITCHEN
9'4" x 6'6"
Base and wall units, work surface and sink. Built in electric hob and oven.

BEDROOM
12'7" x 11'10"
Fitted carpet, double glazed sash window and night storage heater.

BATHROOM
Pedestal wash basin, WC and bath

TENANTS NOTE
The deposit for this property is £894.

EPC Rating C. Council Tax Band - A - North Norfolk

Mains water, electric and drainage available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage).

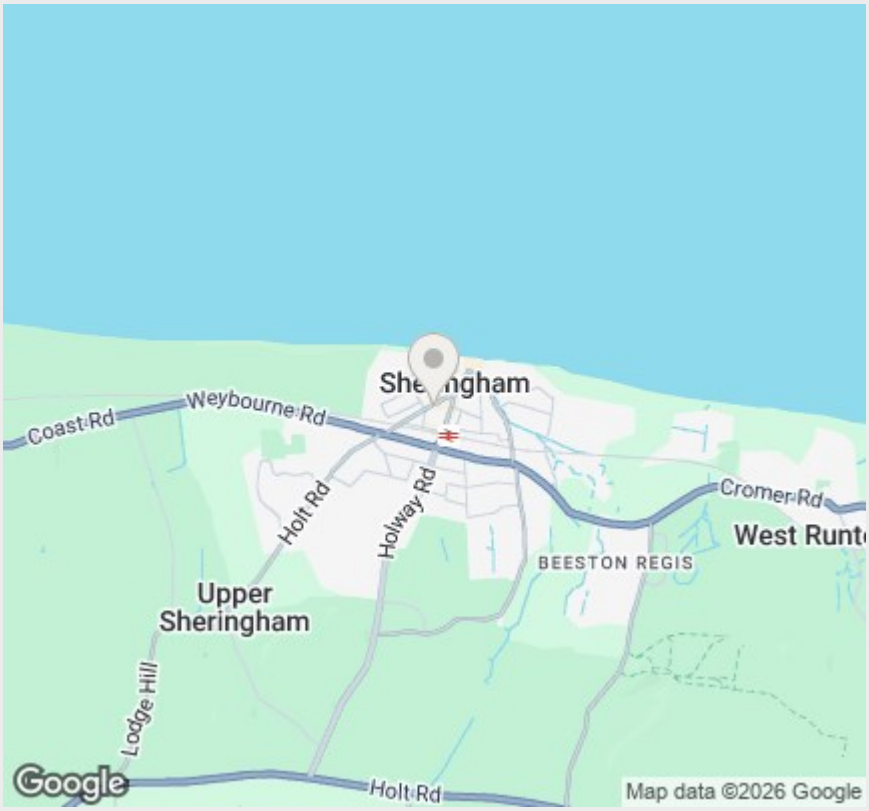
Please be aware that marketing photographs for this property have been supplied by the Landlord and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy or period of occupation and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

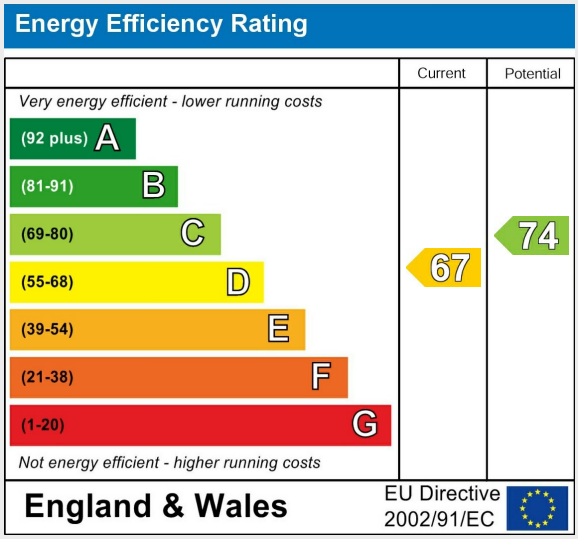
The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £178.84. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



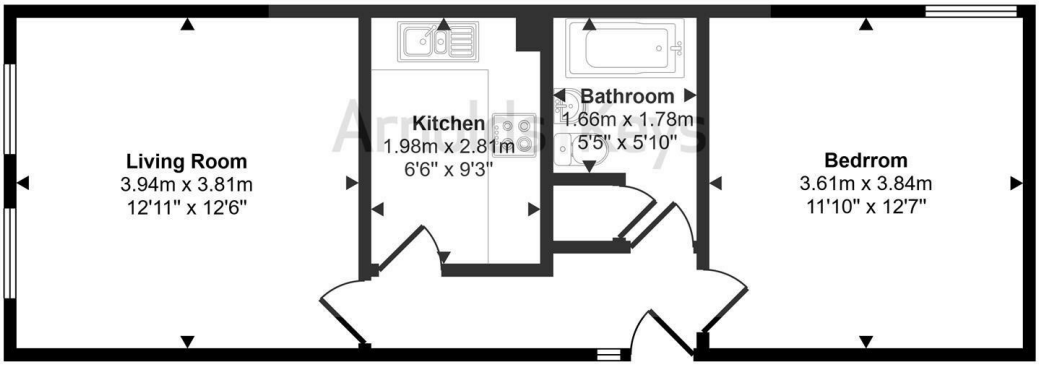
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:



Approx Gross Internal Area
45 sq m / 479 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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

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