

henleys

ESTATE AGENCY SIMPLIFIED



18 SHANNOCK COURT

George Street, Sheringham, NR26 8DW

£120,000

Leasehold

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George Street

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£120,000

Leasehold

- Well-presented ground floor apartment close to Sheringham town centre
- Bright lounge, modern kitchen, double bedroom and shower room
- South-facing aspect with private lawn area and flower bed
- Over 60s development with a friendly, community-focused environment
- Residents' lounge, conservatory and regular social activities
- Free on-site laundry facilities and mobility scooter storage
- Communal gardens and unallocated off-road parking

A well-presented ground floor apartment situated within the popular Shannock Court development, just a short distance from Sheringham town centre. This comfortable home offers a bright lounge, modern kitchen, double bedroom and a shower room, all thoughtfully arranged for ease of living. The apartment enjoys a pleasant south-facing aspect, with direct access to a small lawn area and flower bed, providing a lovely spot to relax outdoors.

Designed exclusively for the over 60s, Shannock Court offers a welcoming community lifestyle with excellent communal facilities including a residents' lounge and conservatory hosting regular social activities, a free laundry room, mobility scooter storage, and well-maintained communal gardens. The property further benefits from off-road parking within the private courtyard, making it an ideal choice for those seeking a low-maintenance home with a strong sense of community.

Agents Note

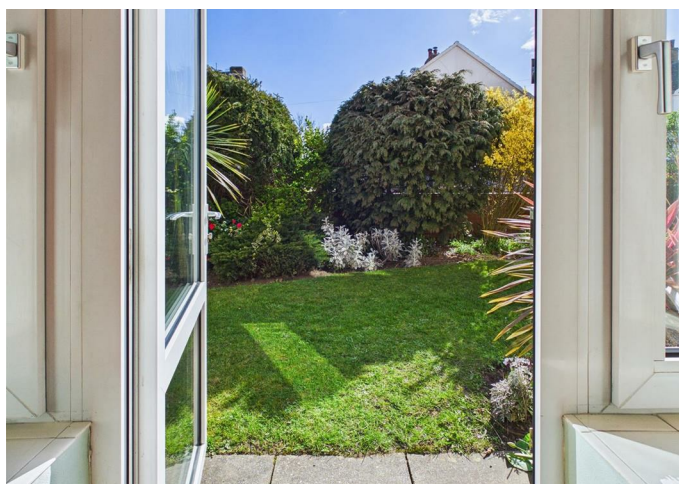
Council Tax: B

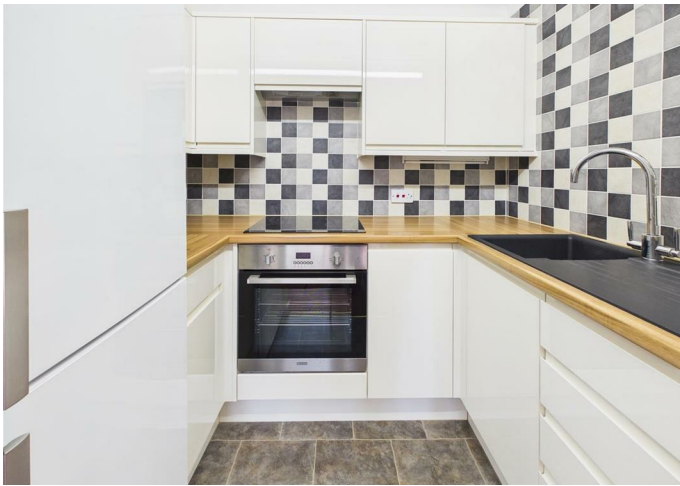
Service Charge: Approximately £1750 paid twice a year, in April and September, covering: building maintenance, carpark, on-site management, secure entry system, 24-hour care line alarm service, residents lounge, laundry room.

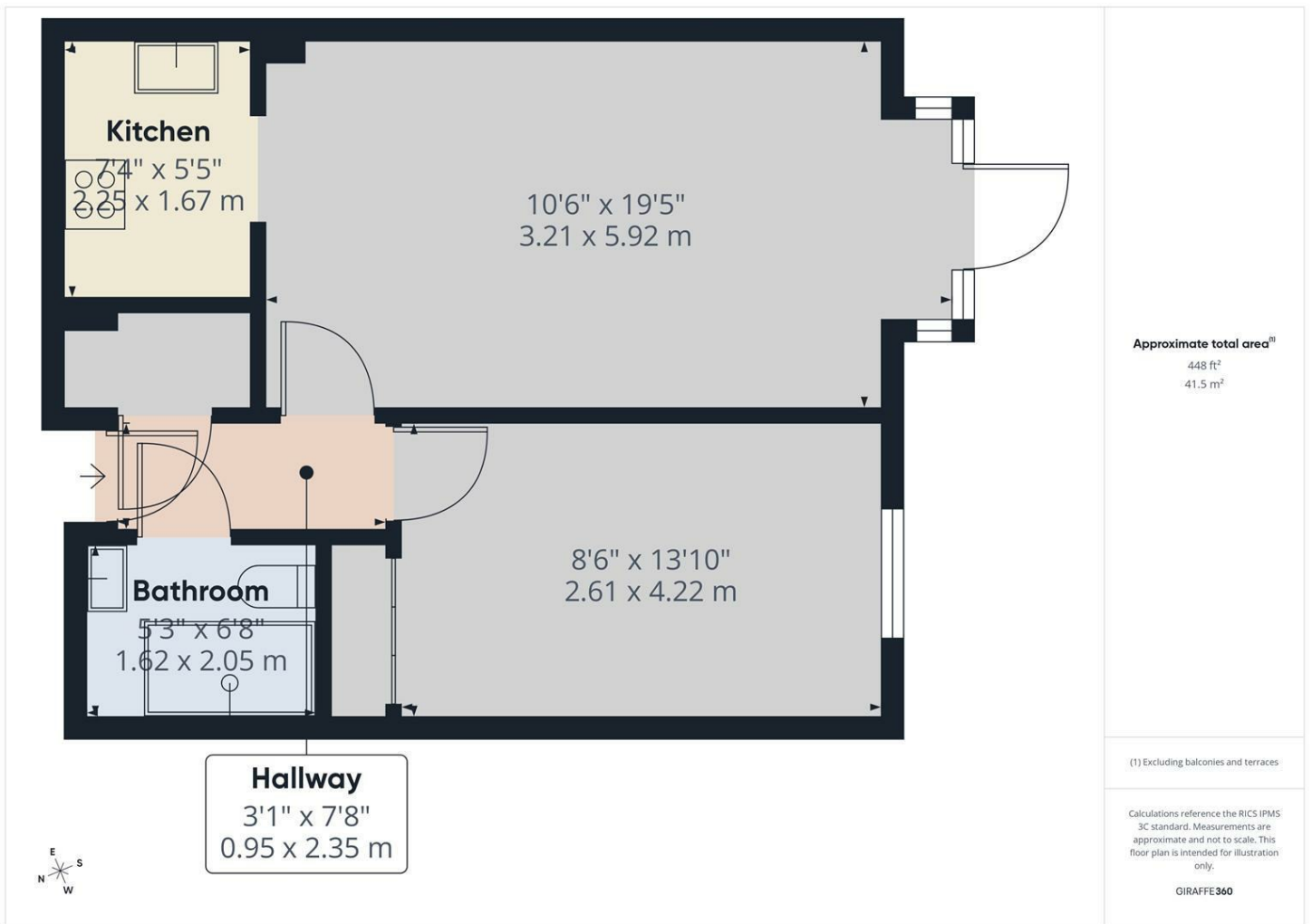
Ground Rent: £522 per annum

Lease Term: Approximately 87years remaining

Mains water, electricity and drainage. Modern electric storage heaters.

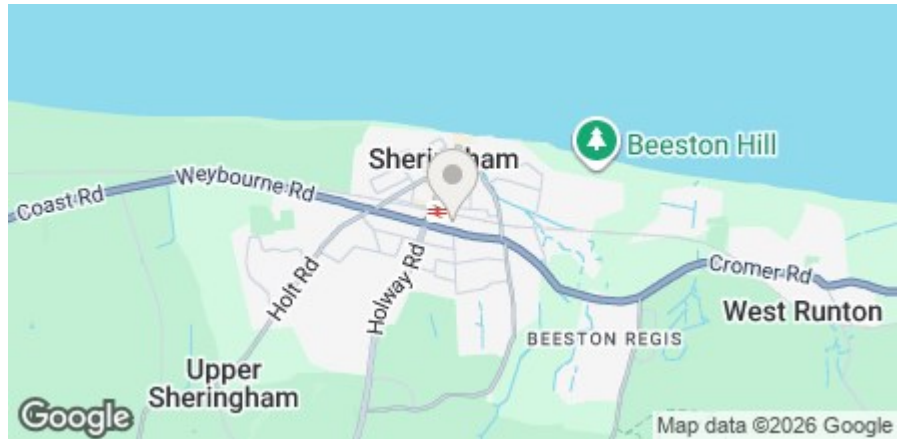






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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