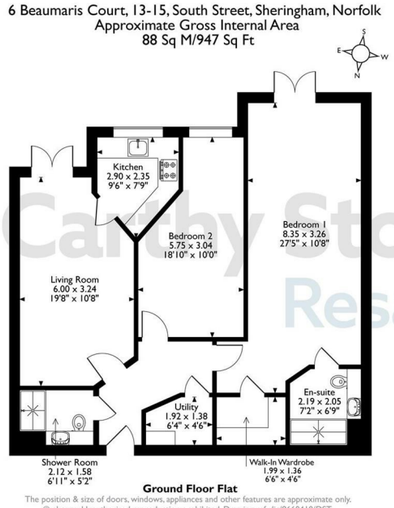
Excellent

Trustpilot

McCarthy & Stone
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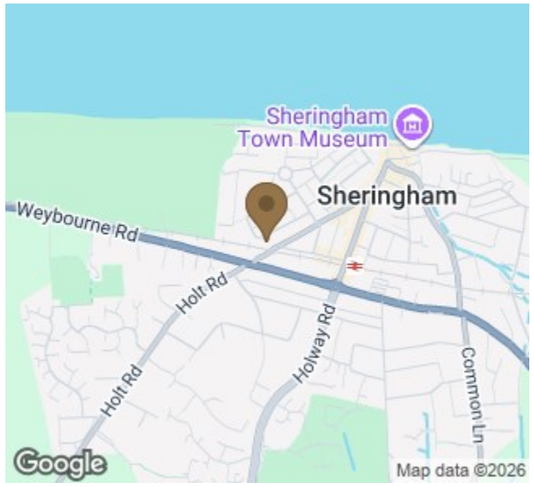
6 Beaumaris Court, 13-15, South Street, Sheringham, Norfolk
Approximate Gross Internal Area
88 Sq M/947 Sq Ft

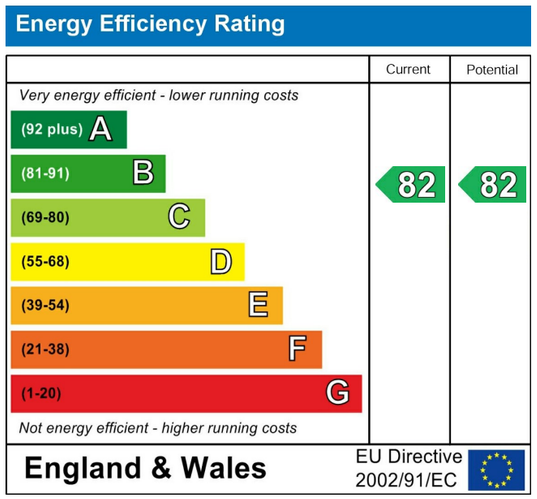


Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







6 Beaumaris Court

13-15 South Street, Sheringham, NR26 8HB

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 6 Beaumaris Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £332,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners Lounge
- Lifts to all floors
- House Manager
- Guest suite
- Intruder alarm
- Lounge Wi-Fi access
- Pets allowed
- 24hr Emergency call monitoring
- Camera entry system
- **Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information**

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

6 Beaumaris Court, Sheringham

2 | 2 | Asking price £332,500

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.

Living Room
A bright and airy south facing lounge with the benefit of French doors leading onto a patio area with outlook towards the communal gardens. The room provides ample space for dining. TV (Sky/Sky+ connection) point and telephone point, a range of raised height power sockets and 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 sits below the south facing window with blind. Built in waist height electric oven with space above for a microwave. Four ring ceramic hob with chrome cooker hood above. Integral fridge/freezer.

Master Bedroom
Spacious bedroom also with the benefit of French doors which allow lots of south facing sunshine in and leads onto a patio area with outlook towards the communal gardens. Door leads to a built in wardrobe housing rails and shelving. TV and phone point, range of raised height power points and ceiling light.

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 double second bedroom which could also be used for dining / hobby room. Window provides south facing aspect and communal garden outlook. A range of raised height power sockets and ceiling light.

Shower Room
Modern fitted suite with shower with glass sliding door. WC with concealed cistern. Pedestal wash hand basin. Heated towel rail.

Car Parking
An allocated parking space come with this apartment.

Lease Information
Lease: 999 years from 1st Jan 2018
Ground Rent: £495 per annum
Ground rent review: 1st Jen 2033

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

The annual service charge is £4,558.37 for the financial year ending 31st March 2027.

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.

FREE BENEFITS ADVICE Check out benefits you may be entitled to!

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













