

# Arnolds | Keys



Apartment 8H, Sheringham House Cremers Drift, Sheringham, NR26 8HZ

Price Guide £695,000

- No onward chain
- Luxury accommodation
- Three balconies with superb views
- Gas central heating
- Highly favoured location
- Generously proportioned
- Three bedrooms and two ensuite bathrooms
- Allocated underground parking for two cars

# 8H, Sheringham House Cremers Drift, Sheringham NR26 8HZ

An exceptional opportunity to acquire a penthouse apartment in this sought after location in the popular coastal town of Sheringham. Forming part of a gated development this apartment offers the most generous and beautifully proportioned accommodation. Served by a lift, this property is on the top floor and enjoys views from its three balconies over the surrounding areas to the sea in the distance. Sheringham House also boasts exceptional communal facilities including the superb swimming pool and billiards room.

The penthouse is offered with no onward chain and is ready for immediate occupation. The property has full gas fired central heating, sealed unit glazing and allocated underground parking for two cars.

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Council Tax Band: F



### **COMMUNAL ENTRANCE HALL**

With secure entry system, stairs and lift to all floors.

### **PRIVATE ENTRANCE HALL**

Two radiators, two built in cupboards. Access to second landing with lift to ground floor.

### **UTILITY ROOM**

With base and wall cabinets, inset sink unit, provision for washing machine, wall mounted Viessman gas boiler, fully tiled walls and floor.

### **CLOAKROOM**

Vanity wash basin, close coupled w.c., wall mounted mirror and cabinet, radiator, fully tiled walls and floor.

### **KITCHEN/BREAKFAST ROOM**

A beautifully proportioned room fitted with a comprehensive range of high gloss base and wall cabinets with polished work surfaces and tiled splashbacks. Integrated appliances including fridge/freezer, dishwasher, double oven, microwave and ceramic hob with a filter hood above. Provision for TV, two radiators, glazed door to balcony, fully tiled floor. Glass panelled door to:

### **DINING ROOM**

Sliding doors to balcony, radiator, twin glass panelled doors to hallway and also to:

### **LIVING ROOM**

Another beautifully proportioned room with two sets of sliding doors to the large balcony, vaulted ceiling with Velux roof light. Timber and marble fire surround with provision for electric fire, provision for TV, glass panelled door to hallway, turning stairs to mezzanine floor.

### **BEDROOM 1**

Two radiators, dormer window and Velux roof light, built in double wardrobe cupboard, door to: ENSUITE: Corner shower enclosure with mixer shower, vanity wash basin, wall mirror and cabinet, close coupled w.c., radiator and heated towel rail, fully tiled walls.

### **OFFICE/BEDROOM 3**

Glazed door from hallway, radiator, sliding door to balcony.

### **BEDROOM 2**

Two radiators, dormer window and Velux roof light, two built in double wardrobe cupboard, provision for TV, door to ENSUITE: Corner shower enclosure with mixer shower, vanity wash basin, panelled bath, bidet, wall mirror and cabinet, close coupled w.c., radiator and heated towel rail, fully tiled walls.

### **MEZZANINE FLOOR**

### **UPPER LOUNGE**

Gallery overlooking the living room, two Velux roof lights, radiator. Door and step over to:

### **SNUG**

Fitted storage cupboard, radiator, Velux roof light. Door to:

### **LOFT SPACE**

With electric light and partly boarded.

### **OUTSIDE**

The property has the benefit of TWO secure underground parking spaces and a built-in storage cupboard within the parking area for the private use of the owner.

Sheringham House stands in large, beautifully landscaped gardens and is approached through remote control security gates which lead to a sweeping drive approaching the apartments. The grounds have been beautifully landscaped with manicured lawns with large rockeries and water feature with numerous planting of specimen shrubs throughout. There are allocated visitors' parking areas.

### **AGENTS NOTE**

The property is held on the balance of a 125 year lease created the 1st January 2004 with current service charge approx. £4,700 per annum including buildings insurance and ground rent. Council Tax Band F. The service charge includes use of the indoor swimming pool and snooker/function room for residents. Purchasers should be aged over 55 if single and at least one over 55 if married. It is a condition that no children shall reside at the property.




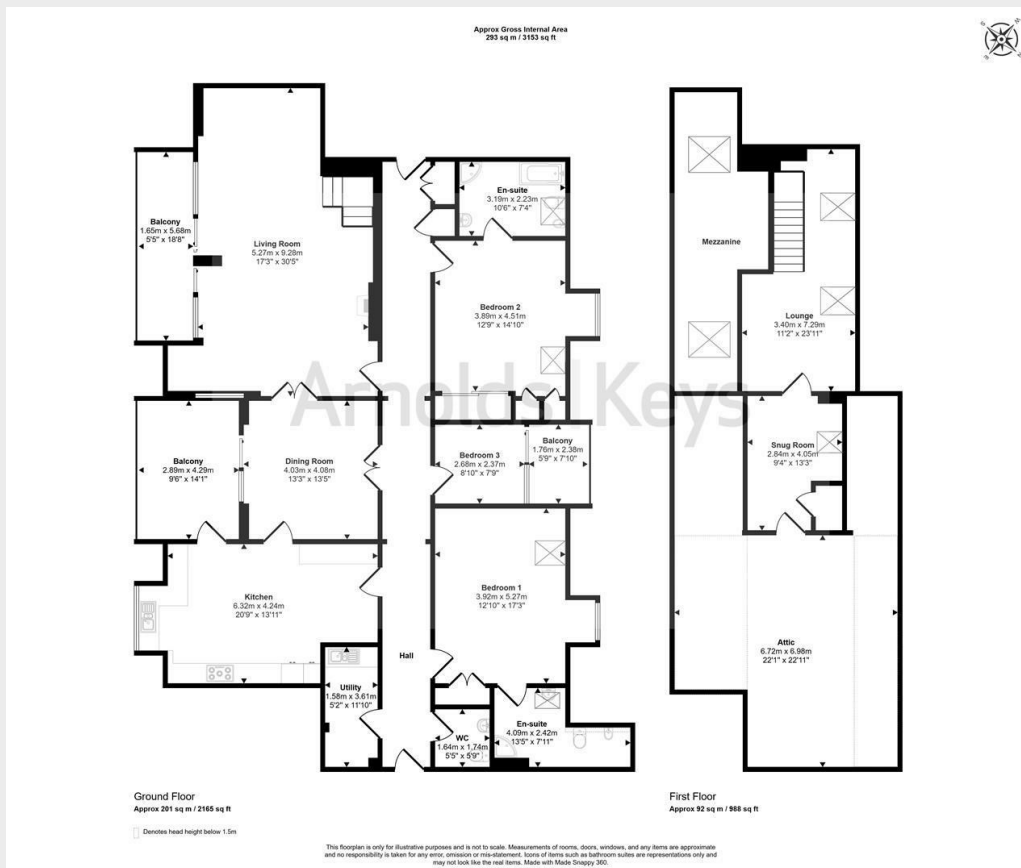


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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.

