

# Arnolds | Keys



**Flat 16, Bedford Mews, Norfolk Road, Sheringham, NR26 8HD**

**Price Guide £195,000**

- No onward chain
- Two bedrooms
- Long lease (Balance of 999 years)
- Close to Town centre
- Views to the coast and woodland
- Gas central heating
- Garage
- Ideal for permanent or second home.

# Bedford Mews, Sheringham NR26 8HD

Offered with no onward chain and enjoying views to the coast in the distance and woodland to the south, is this beautifully presented self-contained apartment on the first floor of this apartment block. Bedford Mews is just a short walk from the Town Centre and both bus and rail services.

The light and airy accommodation is beautifully proportioned and has the benefit of gas fired central heating and sealed unit glazing throughout. The property is currently a second home but would be equally suitable for permanent also.



Council Tax Band: B



### **COMMUNAL ENTRANCE HALL**

Secure entry system, stairs to all floors, rear door to communal areas.

### **FIRST FLOOR LANDING**

Built in service meter cupboard.

### **PRIVATE ENTRANCE HALL**

Wood laminate floor, built in storage cupboard, radiator.

### **LOUNGE AREA**

Wood laminate floor, two UPVC windows to south facing front aspect, radiator, timber and marble effect fire surround housing electric fire. Provision for TV. Open plan design leading to:

### **KITCHEN AREA**

Comprehensive range of shaker style base and wall storage cupboards with laminate work surfaces and tiled splashbacks, inset electric hob with oven beneath and filter hood above, fitted stainless steel sink unit, wall mounted gas fired boiler providing central heating and domestic hot water, space for under counter fridge, radiator, wood laminate floor.

### **BATHROOM**

Modern suite of panelled bath with glazed screen and electric shower, close coupled w.c., pedestal wash basin, radiators, wall mirror, extractor fan, UPVC window.

### **BEDROOM 1**

Two windows to front aspect with southerly views to woodland in the distance. Radiator, wood laminate floor, fitted store cupboard.

### **BEDROOM 2**

Radiator, wood laminate floor, window to rear aspect with views to the coast in the distance.

### **OUTSIDE**

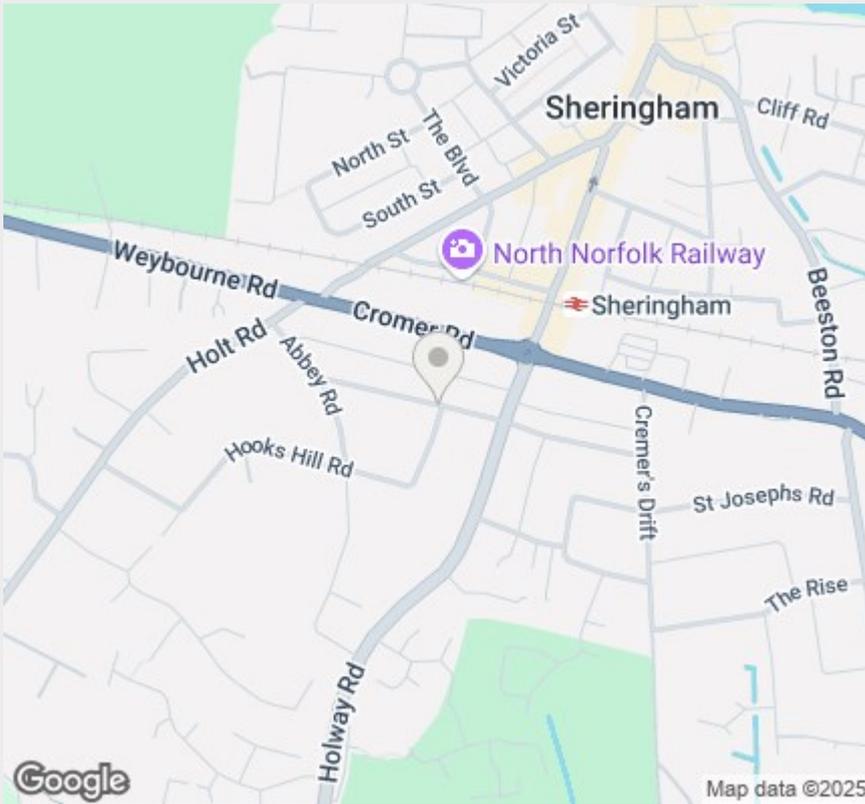
Communal grounds, brick built store, lock up GARAGE.

### **AGENTS NOTE**

The property is held on the balance of a 999 year lease commencing 1977. Current Ground Rent Service Charge £1498.37. The property has all main services connected. The property previously had a Council Tax rating of Band B but is currently

commercially rated. The property may NOT be let as a holiday let



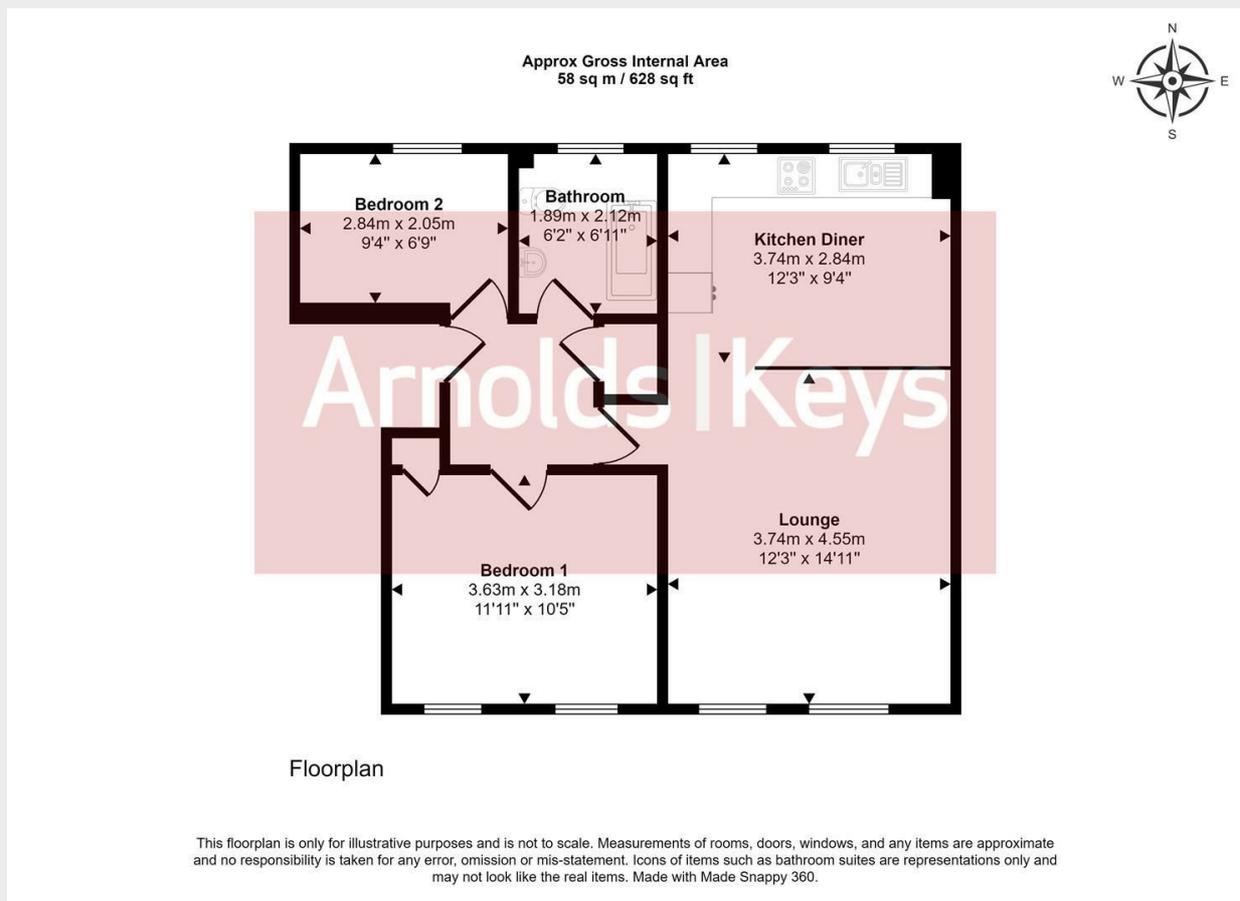


## Viewings

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>77</b>	<b>80</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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.