

# Arnolds | Keys



10, Shannock Court George Street, Sheringham, NR26 8DW

Price Guide £130,000

- No onward chain
- New electric heating
- One bedroom
- Excellent presentation
- Ground floor with its own entrance
- New kitchen and bathroom
- Communal reception areas
- Close to Town Centre

# Shannock Court, George Street, Sheringham NR26 8DW

Set in the heart of the Town and offered with no onward chain is this beautifully presented GROUND FLOOR apartment enjoying a pleasant aspect over the communal gardens. The Town Centre is just a short stroll and both bus and rail services are close by too. The property forms part of a retirement complex where there are communal facilities for those who enjoy each other's company.

The property has been re-furbished in recent years with a new kitchen and bathroom and is beautifully presented throughout. An ideal, low maintenance home for those wanting to retire close to the Town Centre.



Council Tax Band: B



## COMMUNAL ENTRANCE

Secure entry system through to the communal entrance area with access to the Residents' lounge and lift to all floors. This apartment may also be reached via its own private entrance door from the rear garden side.

## PRIVATE ENTRANCE HALL

Large built-in shelved airing cupboard housing pre-lagged hot water cylinder with immersion heater and electric service meters, Modern electric heater.

## LOUNGE/DINING ROOM

Feature timber and marble fire surround with marble hearth, provision for TV, modern electric heater, part glazed door and windows to rear garden area, two wall light points. Archway to:

## KITCHEN

Recently re-fitted with a range of high gloss base and wall cabinets with laminate worksurfaces and tiled splashbacks, inset electric hob with filter hood above and electric oven beneath. Inset, stainless steel sink unit, space for fridge/freezer.

## BEDROOM

With window to rear aspect, modern electric heater, wall light point, built in wardrobe with folding mirror doors.

## SHOWER ROOM

Recently re-fitted with a modern shower enclosure with mixer shower, fully tiled splashbacks, vanity wash basin, close coupled w.c., wall mounted convector heater, mirrored cabinet and electric shaver point.

## TENURE

The apartment is leasehold and has the balance of a 125-year lease from 1988. Ground Rent £447 per annum. Maintenance £2457 per annum to include water rates and building insurance.

## AGENTS NOTE

The property has a Council Tax rating of Band B and has mains electricity, water and drainage connected. It is also a condition of purchase that all residents must be over the age of 60 except in the case of a couple where one must be 60, the other over 55. There is also a communal laundry room with free access to washing machines and tumble driers.



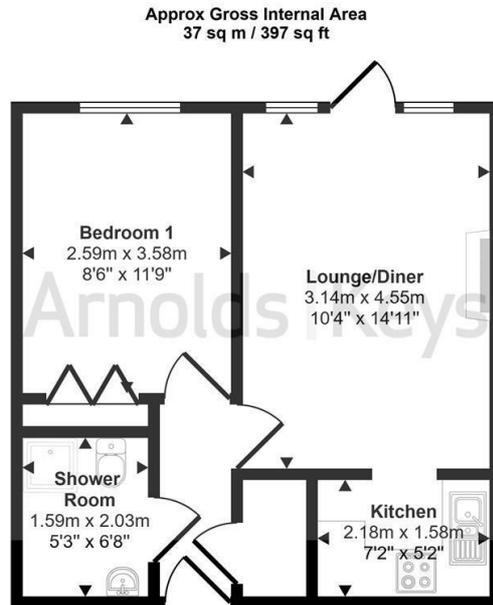


## Viewings

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>81</b>
(69-80) <b>C</b>		<b>72</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	



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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

