



3, Driftway Court The Driftway, Sheringham, NR26 8LD

Price Guide £185,000 Leasehold

- No onward chain
- Close to shops and beach
- Gas central heating
- Garage
- Sea views from rear
- Two bedrooms
- Sealed unit glazing
- In need of updating

3, Driftway Court, The Driftway, Sheringham. NR26 8LD

Offered with no onward chain is this purpose built apartment located on the first floor and with views of the sea to the rear. The apartment forms part of a small block of just seven properties and is situated in a favoured location being just a short walk to both the Town Centre and the Beach.

The property offers two bedrooms and has gas central heating and sealed unit glazing installed throughout. The property would benefit from some updating and has 52 years remaining on the lease so has been priced accordingly.



Council Tax Band: B



COMMUNAL ENTRANCE HALL

With secure entry system and stairs to all floors.

PRIVATE ENTRANCE HALL

Telephone entry system, two built in store cupboards built in linen cupboard, radiator.

LOUNGE/DINING ROOM

A lovely double aspect room with three windows to the front, south facing aspect and one to the side. Two radiators, provision for TV, serving hatch to kitchen.



KITCHEN

Fitted with a range of base and wall storage units with laminated work surfaces and tiled splash backs, inset stainless steel sink unit, provision for washing machine, window to side aspect, wall mounted gas boiler providing central heating and domestic hot water, point for electric cooker. Radiator.



BATHROOM

Panelled bath with electric independent shower above, vanity wash basin with cupboard beneath, concealed cistern w.c., radiator, part tiled walls. Window to side aspect.

BEDROOM 1

Window to rear aspect with views to the sea, radiator.



BEDROOM 2

Window to rear aspect with views to the sea, radiator.

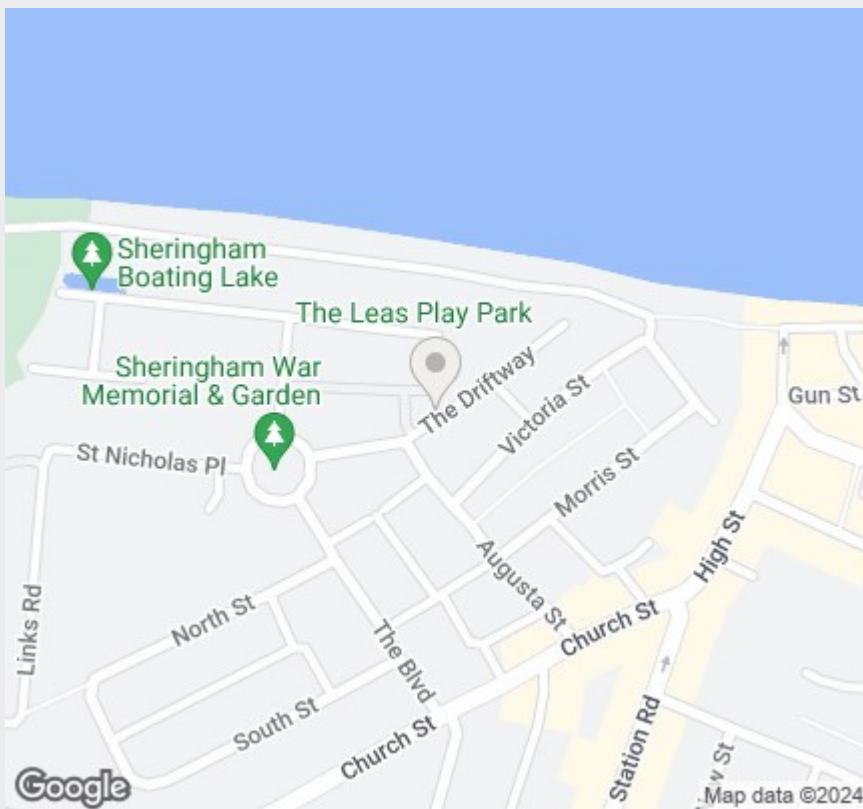
OUTSIDE

Driftway Court stands in communal grounds and this apartment has the benefit of a lock-up GARAGE.



AGENTS NOTE

The property is leasehold and held on the balance of a 99 year lease from 25th December 1976. We understand that the current Ground Rent is £50pa and the Maintenance/Service Charge is in the region of £1300 p.a.

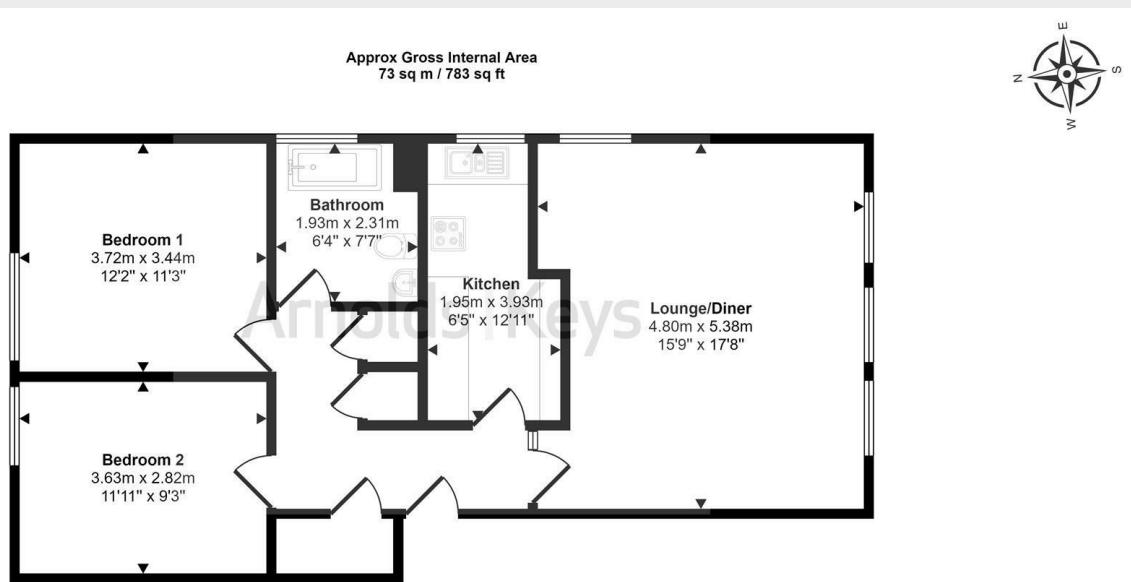


Viewings

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)	A		
(81-91)	B	76	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 and are 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.

