



Flat 1 Burlington Court, 3 The Esplanade, Sheringham, NR26 8LG

Price Guide £237,000

- No onward chain
- Two bedrooms
- Long lease and share of freehold
- Sea views
- Gas central heating
- Garage
- Beautifully proportioned
- Level walk to Town Centre

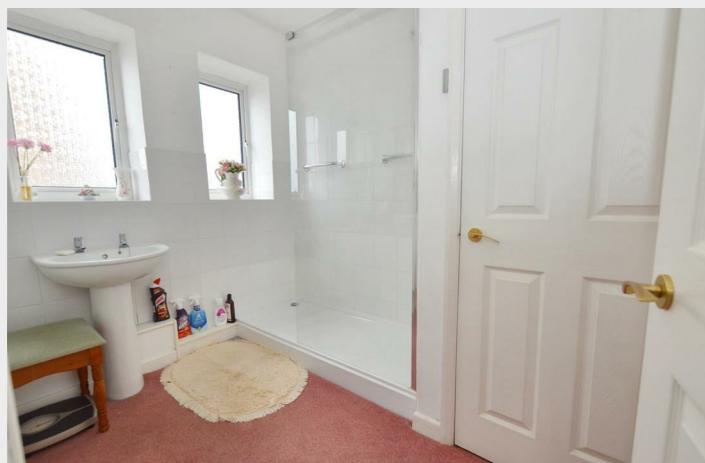
3 The Esplanade, Sheringham NR26 8LG

Offered with no onward chain is this beautifully proportioned, purpose built apartment enjoying views of the sea from the lounge. The property forms part of a small, exclusive block of apartments standing in neatly maintained grounds just a short walk to the Town Centre.

The accommodation is well-presented and has the benefit of a gas fired central heating system and sealed unit glazing throughout. The apartment also has the benefit of a lock up garage at the rear.



Council Tax Band: C



ENTRANCE PORCH CANOPY

With secure entry leading to:

COMMUNAL ENTRANCE HALL

With stairs to all floors, door to rear access to garage.

PRIVATE ENTRANCE HALL

Radiator, built in store cupboard. Glazed panelled door to:

LOUNGE/DINING ROOM

A beautifully proportioned room with window to front aspect enjoying a view of the sea. Provision for TV, two radiators. Glass panelled door to:

KITCHEN

Window to side aspect (see Agents Note), range of base and wall units with laminated work surface, part tiled walls, wall mounted gas boiler providing central heating and domestic hot water. Inset sink unit, provision for washing machine, points for both electric and gas cookers.

SEPARATE W.C.

Obscure glass window to side aspect, radiator, close coupled w.c.

SHOWER ROOM

Two obscure glass windows to side aspect, radiator, pedestal wash basin, level entry shower cubicle with independent electric shower unit. Built in linen cupboard. Part tiled walls, radiator.

BEDROOM 1

(Currently arranged as a dining room) Window to rear aspect, radiator, built in wardrobe cupboard.

BEDROOM 2

Window to rear aspect, radiator, built in wardrobe cupboard.

OUTSIDE

The apartments enjoy neatly arranged communal gardens and an access road leads to the lock up GARAGE at the rear. This apartment has a small private garden at the rear.

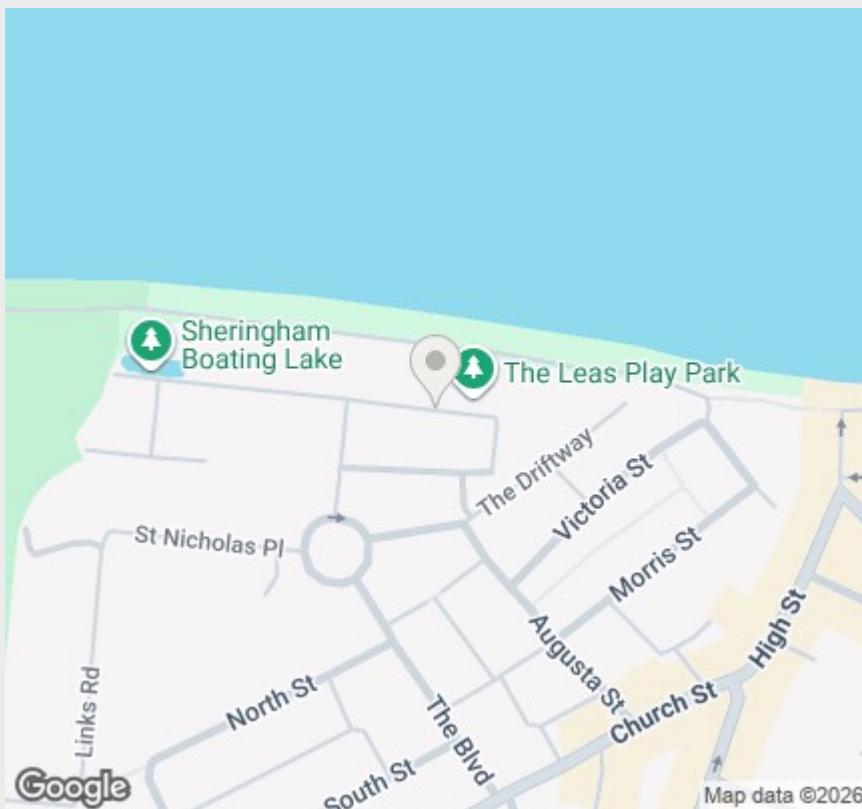
AGENTS NOTE

The property is held on the balance of a 999 year lease and a share of the Freehold Management Company can be transferred with the sale of the property. Current Service Charge £2025.00. The property has a Council Tax Rating of Band C.

Applicants will note that the former apartment block to the left of Burlington Court has recently been

demolished. Planning has been obtained for the erection of three, three-storey dwellings. Planning reference PF/21/0626 refers.



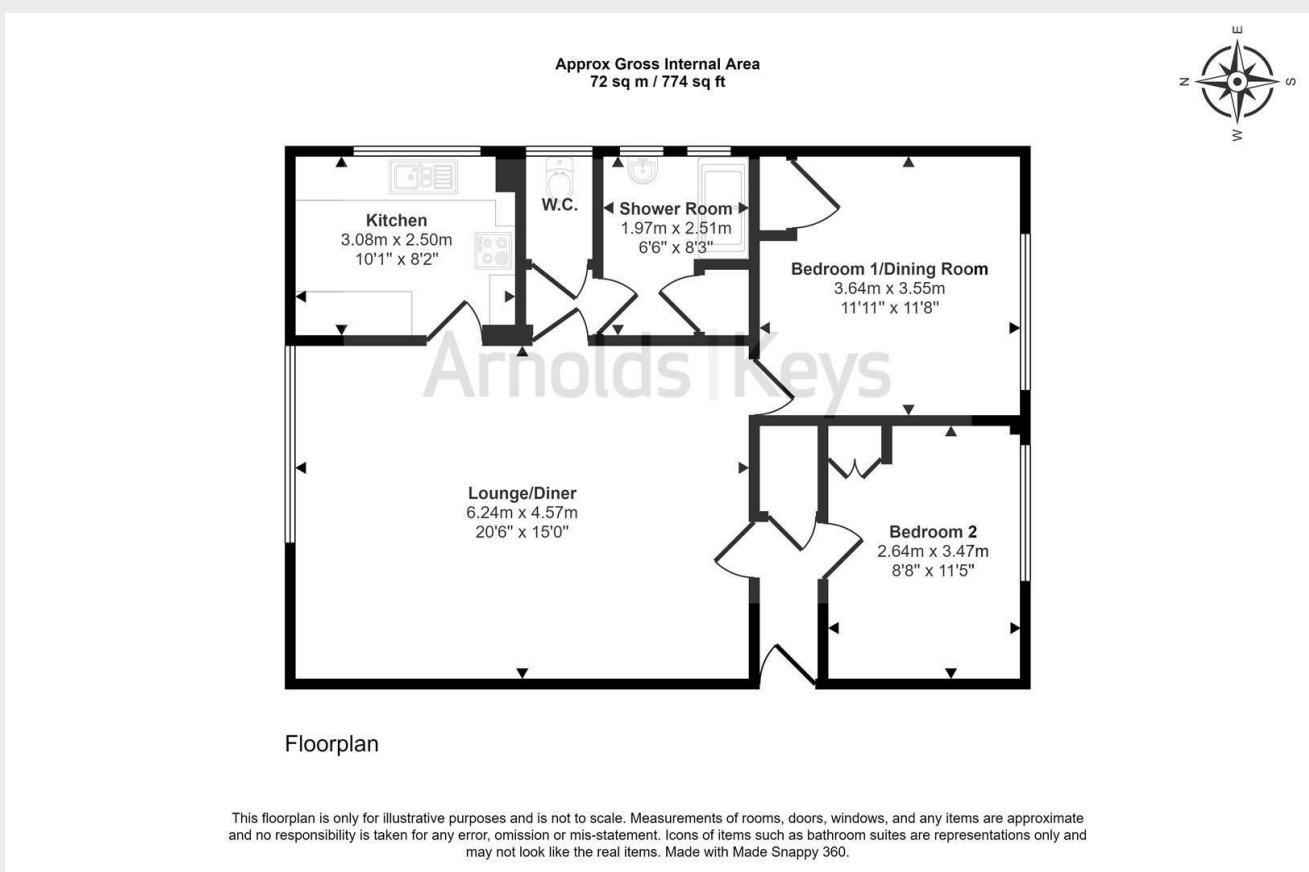


Viewings

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 | | |
| (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 | |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

