



Flat 5 Sheringham Court, Weybourne Road, Sheringham, NR26 8HF

Price Guide £140,000

- Ground floor flat
- Fitted kitchen
- Leasehold
- Off road parking
- One bedroom
- Ensuite bathroom
- Large lounge

Weybourne Road, Sheringham NR26 8HF

Guide Price: £140,000-£150,000. A spacious one double bedroom GROUND FLOOR apartment which is set just a short walk to the town centre and beautifully beaches and also a highly rated golf course. Ideal as either a permanent or holiday home, the apartment offers electric heating, open plan living/dining and kitchen area and one shower room. There is a large car park with parking for two cars as well as visitor parking.



Council Tax Band: A



COMMUNAL ENTRANCE

Telephone security entry system and door opening into the communal hallway with further door and private door to the flat.

OPENPLAN LIVING/DINING AND KITCHEN AREA

From the front entrance you walk into the open plan of the flat with a dining space for table and chairs, two steps up to the living area with UPVC double glazed window to the front, electric panel heaters, carpet, TV point and ceiling light. There is a door to the bedroom, door to a large storage cupboard with light and opening to



KITCHEN

A range of base, wall and drawer units with work surface over, tiled splashbacks, inset one and half bowl sink unit with mixer tap, space for washing machine, fridge and cooker. Matching range of wall mounted cupboards above, two ceiling lights and vinyl flooring.

DOUBLE BEDROOM

UPVC double glazed window to the rear and uPVC door to the side. Carpet, wall mounted electric heater, built in double wardrobe with overhead storage cupboards, door to



ENSUITE BATHROOM

Modern bathroom walk in shower with waterfall shower head, tiled walls, vanity unit with wash hand basin, closed couple WC with work top, wall mounted mirror with lights and storage cupboard. Vinyl flooring, ceiling light and wall mounted electric towel rail.

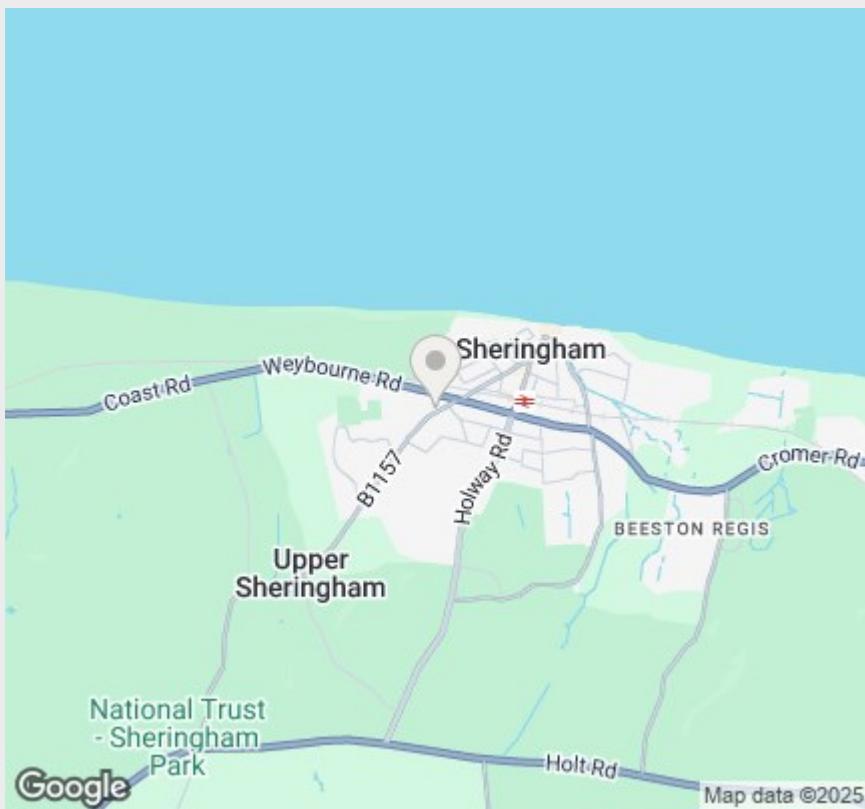
OUTSIDE

Large communal gravelled parking area with parking for one car and visitors parking. A small seating courtyard to the rear.

AGENTS NOTE

This property is Leasehold with 189 years remaining, it is an over 50's complex and no sub letting or holiday letting permitted. Mains drainage, water and electricity connected. It has a Council band A. Service charge of £177 per calendar month.



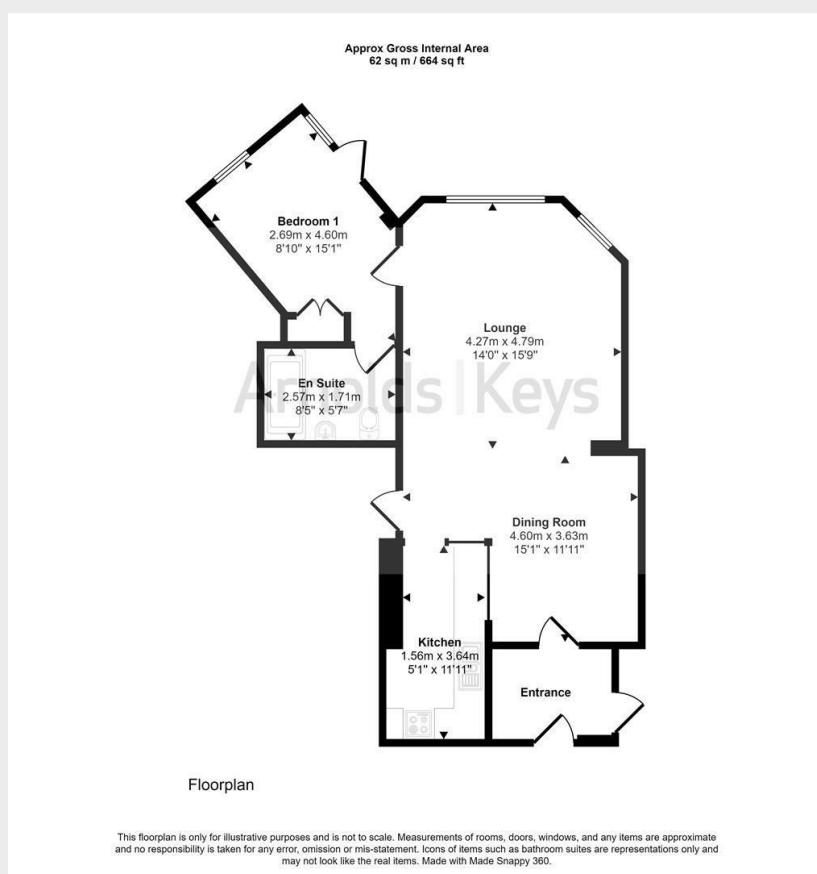


Viewings

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 | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (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.

