

# Arnolds | Keys



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

Price Guide £105,000

- No onward chain
- South facing aspect
- Off-peak electric heating
- Residents' facilities including laundry room
- Private garden entrance
- One bedroom
- Communal car park
- 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 GROUND FLOOR apartment enjoying a southerly 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 is well-presented and has the benefit of off-peak electric heating and sealed unit glazing throughout. There is a communal car park at the rear providing parking for residents and visitors.



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 Barford Road garden side, and also from the entrance off the Car Park.

## PRIVATE ENTRANCE HALL

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

## SITTING ROOM

Night storage heater, timber and marble fire surround with electric fire point, two wall lights, telephone point, t.v. point, UPVC double glazed square bay with UPVC double glazed entrance door to Barford Road. Arch to:

## KITCHEN

Fitted with base and wall storage cupboards with complimentary work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit, built-in electric oven and hob with filter hood above, fridge/freezer, extractor fan, fluorescent strip light.

## SHOWER ROOM

Vanity wash basin with cupboard beneath, close coupled w.c., extractor fan, electric shaver point and light, heated towel rail, shower cubicle with mixer shower and sliding screen, tiled walls.

## BEDROOM

Night storage heater, built-in double wardrobe cupboard with mirrored doors, two wall lights.

## TENURE

The apartment is leasehold and has the balance of a 125-year lease from 1998. Ground Rent £503 per annum. Maintenance £2700 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.





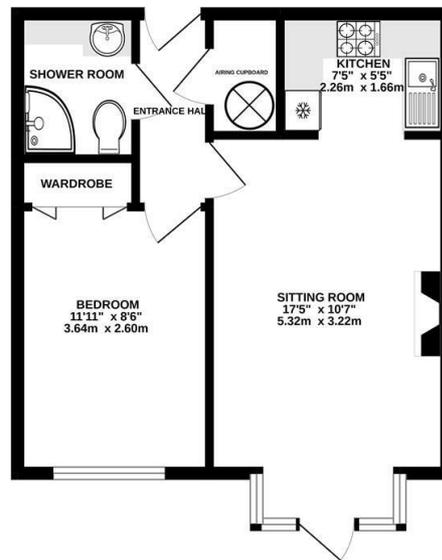
## Viewings

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>			
(69-80) <b>C</b>		<b>78</b>	<b>83</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 	

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



SHANNOCK COURT  
TOTAL FLOOR AREA - 404 sq ft. (37.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency on the date shown. Made with Metropix (0202)

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.



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