

Arnolds | Keys



Flat 3, 10 The Boulevard, Sheringham, NR26 8LJ

Price Guide £225,000

- No onward chain
- Off-road parking
- Long lease
- Beautifully presented
- Highly favoured location
- Gas central heating
- Two bedrooms
- Close to beach and shops

Flat 3, 10, The Boulevard, Sheringham, NR26 8LJ

An excellent opportunity to acquire a beautifully presented apartment in a highly favoured location just a stone's throw from the beach and Town Centre. Gas central heating is installed throughout and the property has been fitted with high quality, sealed unit windows in UPVC frames.

The apartment is located on the second floor of this attractive building which features the highly skilled construction style of knapped flint and brick elevations. There are three apartments in total each with a parking space at the rear.



Council Tax Band: B



GROUND FLOOR PORCH

With composite entrance door opening to:

COMMUNAL HALLWAY

With stairs to first and second floors. Further, part glazed door opening to:

PRIVATE ENTRANCE HALL

Radiator, access to loft space.

LOUNGE

Two UPVC sash windows to front aspect, radiator, provision for wall mounted TV.



BEDROOM 2

Two UPVC sash windows to front aspect, radiator, fitted storage cupboard.

BEDROOM 1

Period fireplace, radiator, window to side access, fitted storage cupboard.

KITCHEN/DINING ROOM

A beautifully proportioned and light room with windows to both side aspects. Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset electric hob, built in electric double oven, provision for dishwasher and washing machine, fitted store cupboard, further built in boiler/store with wall mounted gas boiler providing central heating and domestic hot water. Radiator.



LOBBY

Window to side aspect.

SEPARATE W.C.,

Window to rear, wash basin, close coupled w.c.

BATHROOM

Exceptionally well-appointed with a full suite of panelled bath, wall hung wash basin, concealed cistern w.c., double width shower cubicle with mixer shower, radiator, wall tiling, heated towel rail. Window to rear aspect.



OUTSIDE

The property has the benefit of an off-road parking space at the rear, approached over a small service road.

AGENTS NOTE

The property is held on the benefit of a 125 year lease from 2008 with 107 years remaining. Current Ground Rent £100. Current Service Charge £1200 to include buildings insurance. All mains services are connected and the property has a Council Tax Rating of Band B.



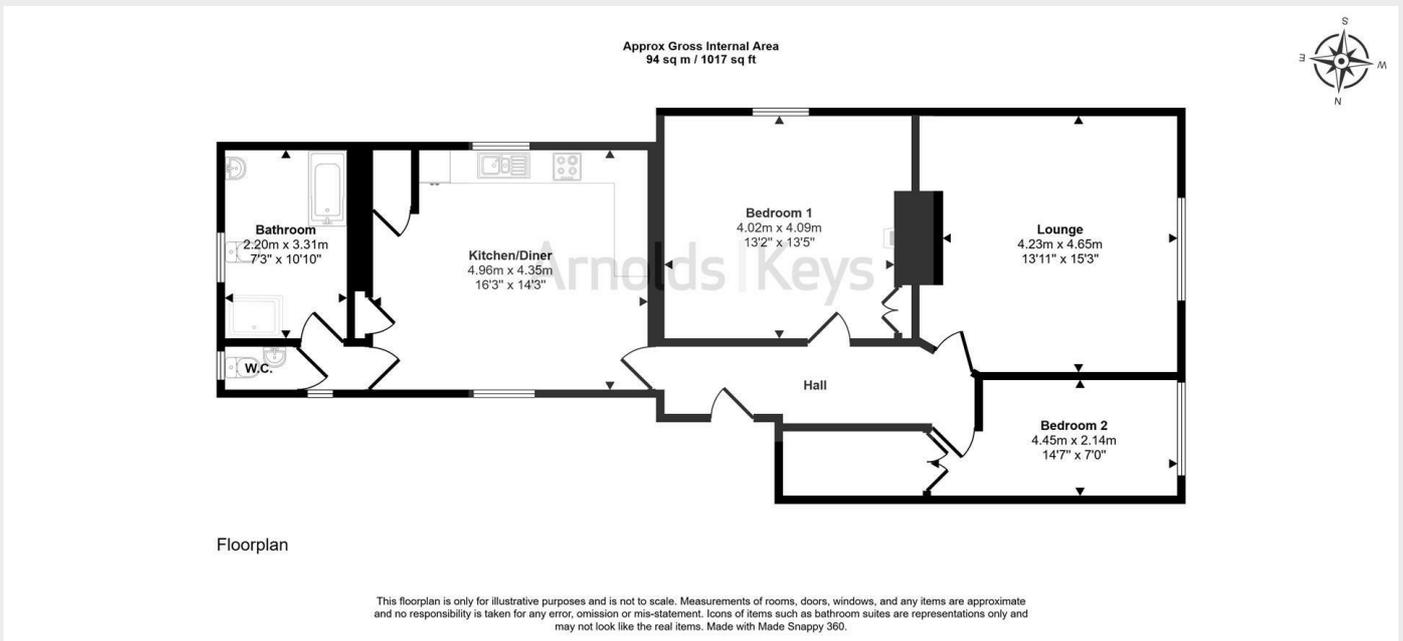


Viewings

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		69	79
(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, 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.

