

# Arnolds | Keys



8, Vista Court, Cliff Road, Sheringham, NR26 8BN

Price Guide £250,000

- No onward chain
- Beautifully presented
- Electric heating
- Ideal investment
- Contents available if required
- Superb coastal views
- Two Bedrooms
- Modern fitted kitchen
- Holiday letting permitted
- Close to Town Centre

## 8, Vista Court, off Cliff Road, Sheringham NR26 8BN

An excellent opportunity to acquire a superbly presented purpose built apartment enjoying excellent views of the sea from the second floor balcony. The apartment is currently successfully used as a holiday apartment but would equally provide a permanent home too.

The property has two bedrooms and a beautifully light open plan lounge. The vibrant Town Centre is just an short walk and the beach, even closer. An ideal property for those seeking an easy to maintain seaside home.



Council Tax Band: B



## ENTRANCE HALL

This has a secure entry system and has stairs to all floors.

## LANDING

Built in store cupboard

## PRIVATE ENTRANCE HALL

Wall mounted modern electric heater, wood flooring. Built in airing cupboard housing lagged cylinder with immersion heater. Further fitted store cupboard.

## LOUNGE/DINER

With part glazed door from hallway, wood flooring, TV aerial point, UPVC windows and doors opening to the balcony with space for alfresco dining and superb westerly views over the Town and sea.

## KITCHEN

Beautifully fitted with a modern range of stylish base and wall storage cupboards, laminated work surfaces with inset stainless steel sink unit, tiled splash backs, electric hob and built in oven beneath. Integrated fridge/freezer. Open to lounge area.

## BATHROOM

Panelled bath with shower above, close coupled w.c., pedestal wash basin. Chrome heated towel rail, fully tiled walls.

## BEDROOM 1

Wall mounted electric heater, large window to rear aspect.

## BEDROOM 2

Large window to rear aspect.

## AGENTS NOTE

The property is held on the balance of a 999 year lease from 24th June 1971. The property has a service charge of £504.00pa and may be let for holidays. The property also is sold with a share of the freehold. The Council Tax is Band B.

The owner is prepared to sell the contents at valuation should an applicant wish to continue using the property for holiday lets. Our colleagues in Keys Holiday Cottages would be please to advise regarding the service we provide and the potential income.






## 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>			<b>84</b>
(69-80) <b>C</b>		<b>71</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 	

Approx Gross Internal Area  
57 sq m / 608 sq ft



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, 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.

