

# Arnolds | Keys



1, Old Dairy Court, Melbourne Road, Sheringham, NR26 8EF

Price Guide £165,000

- No onward chain
- Fully self-contained with own entrance
- Sealed unit glazing
- Ideal home or investment property
- Beautifully presented
- Underfloor gas central heating
- Juliet balcony with distant coastal views
- Very long lease (984 years)

# Old Dairy Court, Melbourne Road, Sheringham NR26 8EF

Offered with no onward chain is this superbly presented, fully self-contained, first floor apartment located in the heart of the Town just a short walk to the shops and transport facilities.

Completed in 2012, the property has been constructed to a high specification with the benefit of underfloor, gas fired central heating and sealed unit glazing throughout. The reception room also has a Juliet balcony with distant views to the coast. An ideal property for those seeking a low-maintenance home in the centre of the Town.



Council Tax Band: B



## **GROUND FLOOR ENTRANCE HALL**

Part glazed composite entrance door, stairs to first floor with secure fire door opening to:

## **HALLWAY**

Doors to all rooms, wood effect flooring.

## **LOUNGE/DINING ROOM**

Wood effect flooring, windows and French doors opening to Juliet balcony with distant coastal views, provision for TV.

## **KITCHEN**

Built in boiler cupboard housing gas fired boiler providing the underfloor heating and domestic hot water. Range of base cabinets with laminated work surfaces and tiled splashbacks over. Inset sink unit, inset gas hob unit with built in electric oven beneath. Provision for washing machine and space for under counter fridge/freezer, tiled floor, Velux roof light.

## **BATHROOM**

Panelled bath with telephone style mixer tap with shower attachment, pedestal wash basin, close coupled w.c., fully tiled walls and floor, Velux roof light, chrome heated towel rail, wall cabinet, mirror.

## **BEDROOM 1**

Newly fitted carpet, window to front aspect, provision for TV.

## **OUTSIDE**

The apartment has the benefit of a lockable store shed accessed via the parking area on the ground floor.

## **AGENTS NOTE**

The property is held on the balance of a 999 year lease with 984 years unexpired. Ground Rent is currently not paid and the service charge is based on a 35% share of costs for the maintenance of the building and lighting of common parts. The property has all mains services connected.





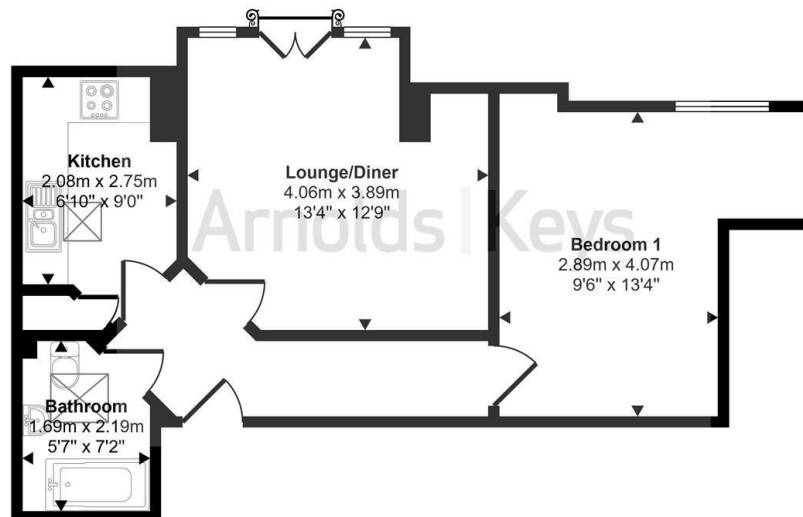
## Viewings

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>74</b>                  | <b>74</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<br>2002/91/EC |           |

Approx Gross Internal Area  
45 sq m / 489 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.



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