



6 Marriots Way, Sheringham, NR26 8RJ

Offers Over £125,000

- No onward chain
- Gas fired central heating
- Ideal for both permanent or holiday use
- Long lease and share of freehold
- South facing aspect
- Close to Town Centre
- Two allocated parking spaces

6 Marriots Way, Sheringham NR26 8RJ

Offered with no onward chain is this purpose built, ground floor apartment forming part of a modern block just a short walk from the Town Centre with its excellent selection of local shops and restaurants. This apartment has a south facing aspect and includes a useful, enclosed veranda at the front. The well-presented accommodation has the benefit of gas fired central heating and also has the benefit of two allocated parking spaces.

The property has a long lease, a share of the freehold and sub letting is permitted (excluding holiday letting), thus offering excellent potential as a permanent or investment property.



Council Tax Band: A



COMMUNAL ENTRANCE HALL

With secure doors to front and rear, stairs to first floor, fitted service meter cupboard.



LOUNGE/DINING ROOM

Part glazed entrance door, UPVC sealed unit window to front, south facing aspect, radiator, provision for TV, door to:

VERANDAH

With UPVC glazed door and windows to front south facing aspect.

KITCHEN

Nicely fitted with a range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, UPVC sealed unit window to rear aspect, wall mounted gas boiler providing central heating and domestic hot water, radiator, provision for electric cooker, space for fridge/freezer, tiled floor.

INNER LOBBY

Built in double wardrobe cupboard, radiator, further fitted linen/airing cupboard.



BATHROOM

Panelled bath with shower above, pedestal wash basin, low level w.c., UPVC sealed unit window to rear aspect, tiled floor, tiled splashbacks, radiator.

BEDROOM

UPVC sealed unit window to front aspect, radiator, range of wardrobe cupboards and drawer unit.



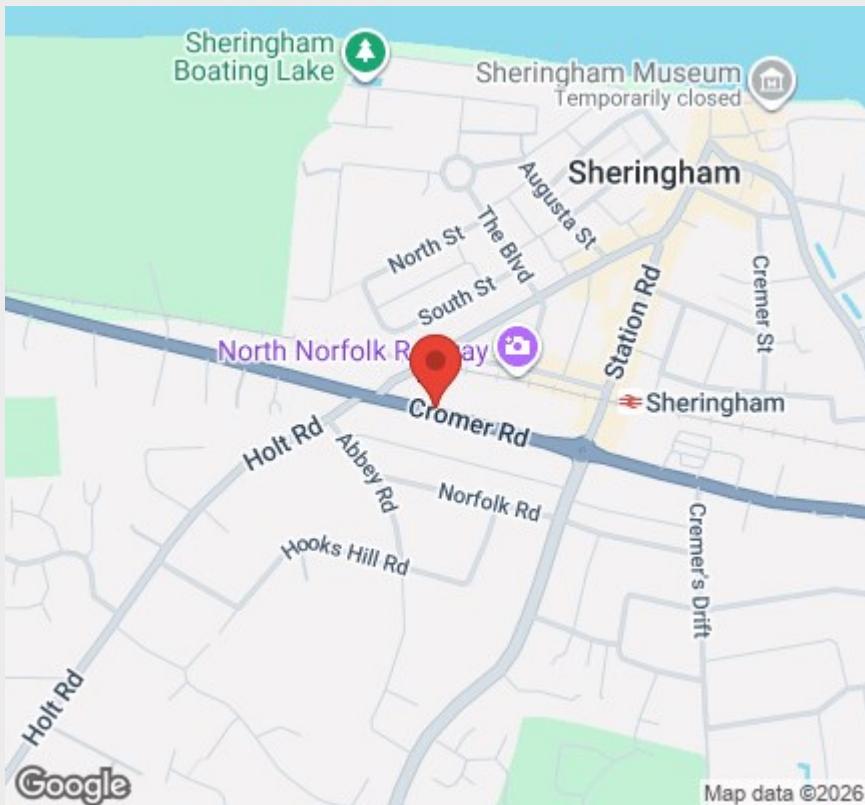
OUTSIDE

Marriots Way stands in communal grounds front and rear. This apartment has the benefit of two allocated, off-road parking spaces.

AGENTS NOTE

The property is held on the balance of a 999 year lease although the sale also includes a share of the freehold. The property has ALL mains services connected. The property has a Council Tax Rating of Band A. This property may be sublet but not for holiday letting. Current Ground Rent/Service Charge £100 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		
(81-91)	B		
(69-80)	C	73	76
(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	

Approx Gross Internal Area
48 sq m / 516 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.

