



**12, Sandhurst Court Holway Road, Sheringham, NR26 8JW**

**Price Guide £275,000**

- Top floor apartment
- Two double bedrooms
- Lift access to all floors
- Visitors parking
- Town & Sea Views
- Lounge with two balconies
- Garage
- Leasehold with share of freehold.



# Sandhurst Court Holway Road, Sheringham NR26 8JW

A second floor apartment located within a short walk to the Town Centre, bus and rail links. There are two balconies with views towards the sea and Beeston Hill making this a really light and beautifully proportioned property.

The apartment is offered with gas central heating and UPVC sealed unit double glazed windows and doors. There is a lift to all floors, a garage and visitors parking area.



Council Tax Band: C



## COMMUNAL ENTRANCE HALL

With telephone entry system, stairs and lift to all floors.

## PRIVATE ENTRANCE HALL

Radiator, access to loft space, two fitted storage cupboards, further fitted shelved linen cupboard, built-in boiler cupboard housing gas fired boiler providing central heating and domestic hot water together with lagged cylinder.

## LOUNGE

A beautiful room with two sets of patio doors opening to the twin balconies one facing east and the other facing north, both giving superb views over the town and to the sea in the distance. Attractive stone effect and marble fire surround housing electric fire, TV aerial point, radiator, carpet, ceiling lights, door to hallway and archway opening to: -

## KITCHEN

A range of light oak faced base and wall storage cupboards with laminated work surfaces and raised splashbacks, additional wall tiling, inset 1 ½ bowl stainless steel sink unit with chrome mixer tap, inset four ring ceramic hob with stainless steel hood above and built-in oven beneath, integrated fridge, freezer and washing machine, radiator. UPVC double glazed window to the side, space for dining room table and chairs, ceiling light. Vinyl flooring.

## BATHROOM

Panelled bath, pedestal wash basin, close coupled WC, corner shower cubicle with Aqualisa power shower, part tiled walls, two UPVC windows, radiator.

## BEDROOM ONE

UPVC window to front elevation, second aspect with views to the sea and town, large built-in wardrobe cupboard with mirrored doors, radiator, ceiling light, carpet.

## BEDROOM TWO

UPVC window to front elevation, two double built-in wardrobe cupboards, radiator, carpet and ceiling light.

## AGENTS NOTE

Leasehold - the apartment is held on the balance of a 999 year lease from January 1981. The current maintenance/service charge is £890 per annum which includes buildings insurance, full maintenance of the common areas and twice yearly servicing of the lift. Only a peppercorn ground rent is payable as each resident owns a share in the freehold via the Sandhurst Court Management Company Ltd. The

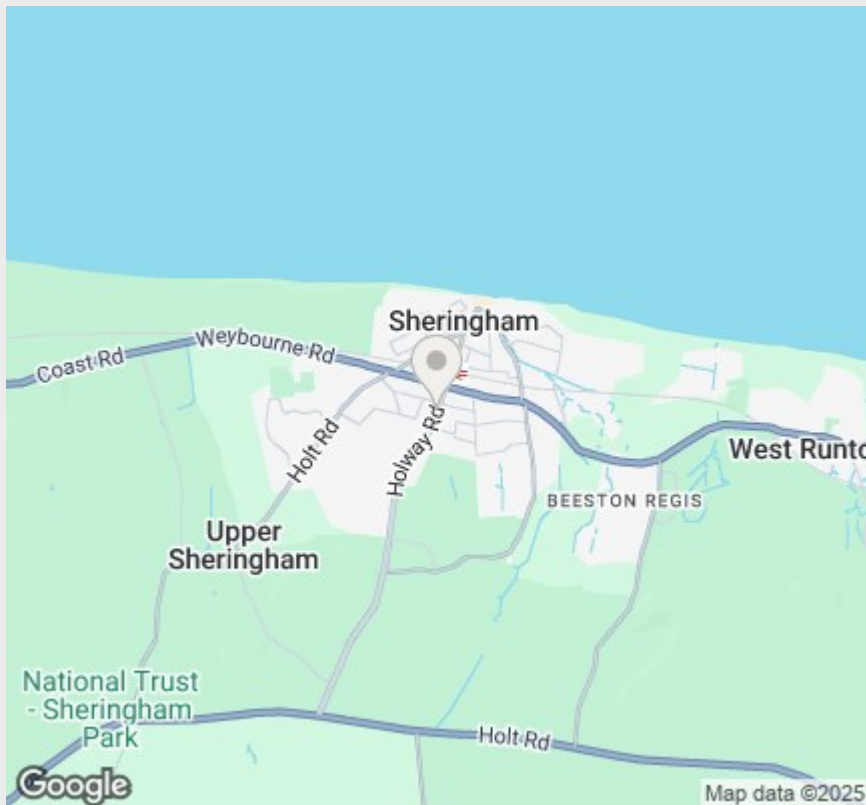
purchaser will be provided with a certificate confirming membership of the Management Committee on completion of the purchase. Council tax C.

## OUTSIDE

There are some communal garden, off road parking spaces for visitors and a DETACHED SINGLE GARAGE with up and over style door.







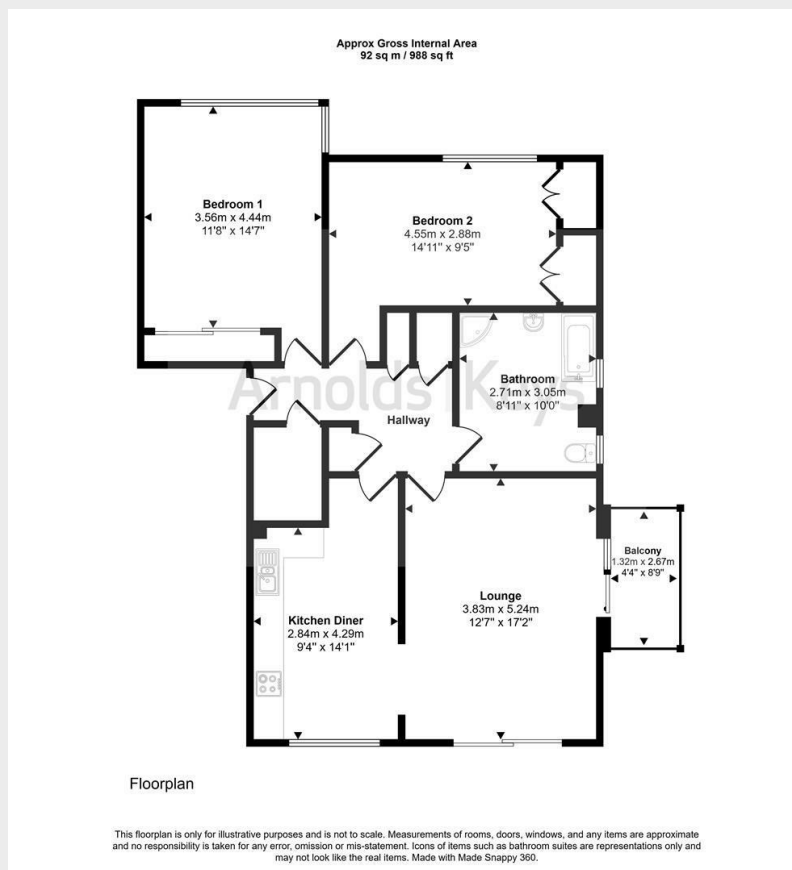
## Viewings

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>
(55-68) <b>D</b>	<b>64</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	



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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