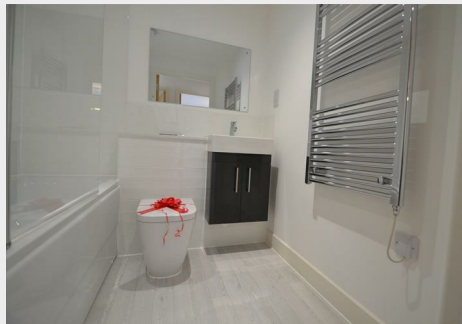




Flat 1 16 Upcher Crescent, Off Holway Road, Sheringham, Norfolk NR26 8WF

£995 Per Calendar Month

- Modern Two Bedroom Ground Floor Apartment
- Double Bedroom and Single Bedroom with fitted wardrobes
- Rear Paved Garden
- One allocated car parking space & additional visitor parking bays
- Council Tax Band: B
- Open Plan Living Room/Dining Room/Kitchen
- Bathroom
- UPVC Double Glazing and Gas Central Heating
- EPC Rating: B

Flat 1 16 Upcher Crescent, Sheringham NR26 8WE

This stylish, modern ground floor apartment features an entrance hall, a contemporary bathroom and two bedrooms, one double and one single, both with fitted wardrobes. The spacious open-plan living, dining and kitchen area opens onto a private paved rear garden.

The property also benefits from one allocated parking space, double glazing and gas central heating.



Council Tax Band: B



The property is located adjacent to a woodland area in this Norfolk Homes development, which offers easy access to the many amenities of Sheringham Town Centre.

Sheringham is a sought-after seaside town on the beautiful North Norfolk coast, offering a beach, local shops, cafés, and excellent transport links. It's an ideal location for enjoying coastal living with a welcoming community and plenty of amenities nearby.

EPC Rating: B Council Tax Band: B - North Norfolk County Council

Entrance Hall

Entry phone, one double electric socket and vinyl floor. Airing Cupboard.

Bathroom

6'4" x 5'8"

Vinyl floor. Heated towel rail. Shaver socket. Mirror. White suite comprising: a wash basin with a cupboard beneath, low level w/c and a bath with a shower attachment over.

Bedroom 1

10'10" x 10'0"

Double. TV/Telephone socket. Three double electric sockets (two with USB ports). Built in wardrobe.

Bedroom 2

8'3" x 9'0"

Single. Two double electric sockets, telephone socket and a built in wardrobe.

Open Plan Living Room/Dining Room/Kitchen

Living Room/Dining Room: Vinyl floor. Six double electric sockets. Two TV/Telephone sockets. French Doors to the rear garden.

Kitchen: Range of fitted kitchen units. Vinyl floor. Single electric sockets. Three double electric sockets (one with a USB port). Cooker socket. Gas hob. Bosch Electric Fan Oven with extractor hood over. Space for washing machine, fridge and freezer. Sink.

Tenants Note

The deposit for this property is £1148.

EPC Rating B. Council Tax Band B - North Norfolk Council.

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage,

we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £229.62 This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



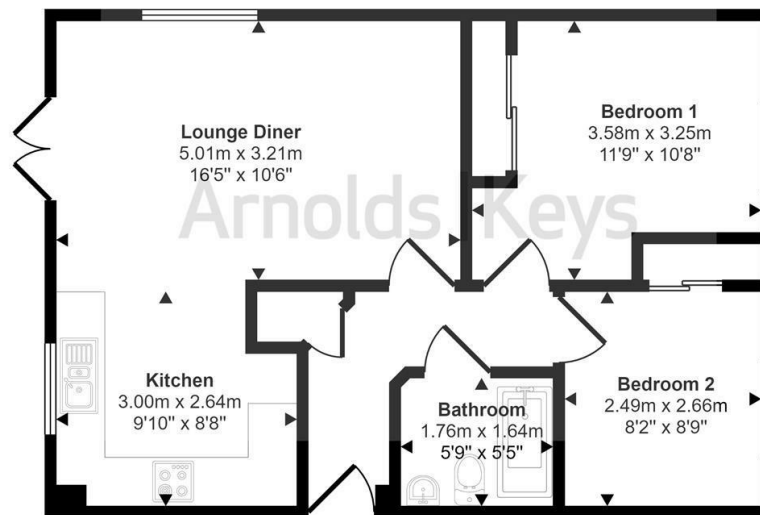
Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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
53 sq m / 566 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.

