



TO LET

£775 PER CALENDAR MONTH

George Street, Sheringham, NR26 8DW

Arnolds | Keys





THE PROPERTY

50 Shannock Court George Street, Sheringham, NR26 8DW

Purpose built retirement apartment located on the top floor and benefitting from a south facing aspect. The property has recently been re-decorated throughout and new floor coverings have been laid. Heating is provided by electric off-peak heating and the windows are sealed units in uPVC frames.

The Town Centre is just a short stroll and both bus and rail services are close by too. The property forms part of a retirement complex where there are communal facilities for those who enjoy each other's company.

All residents of the flat must be over the age of 60 except in the case of a couple where one must be at least 60, the other at least 55.



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THE DETAILS

Property Details

COMMUNAL ENTRANCE

Secure entry system through to the communal entrance area with access to the Residents' lounge and lift to all floors.

ENTRANCE HALL

Wall mounted electric heater, large built in cupboard housing water cylinder.

WET ROOM

Pedestal wash basin, close coupled w.c., electric shower unit, fully tiled walls, extractor fan.

LOUNGE / DINING ROOM

Timber and marble effect fire surround with point for electric stove, provision for TV, electric wall mounted heater, window to south facing aspect. Archway to:

KITCHEN

Fitted with a range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, inset electric hob with built in oven beneath. Space for fridge/freezer.

BEDROOM

Window to south facing aspect, wall mounted electric heater, built in wardrobe with folding mirrored doors.

OUTSIDE

Shannock Court stands in neatly maintained communal gardens. At the rear is a communal car park for residents and visitors.

TENANTS NOTES

The deposit for this property is £894

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

Mains water, electric and drainage available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. 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.

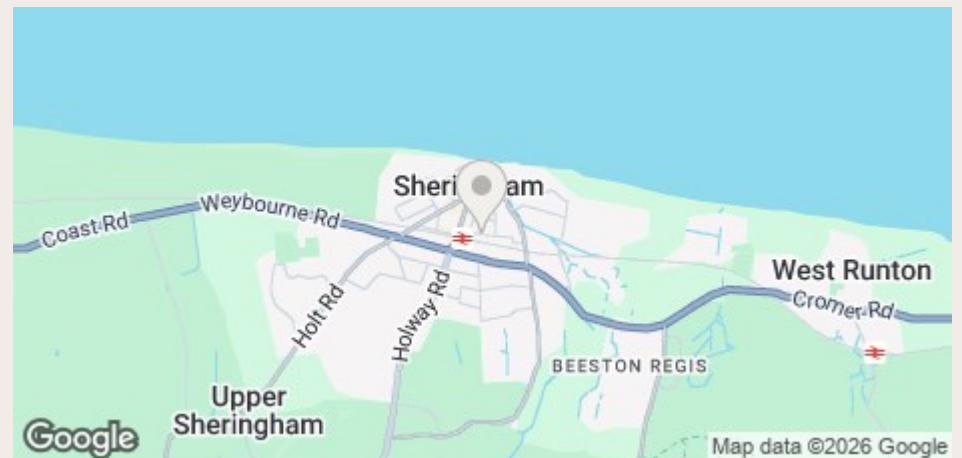
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

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 £178.84. 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.

All residents of the flat must be over the age of 60 except in the case of a couple where one must be at least 60, the other at least 55.

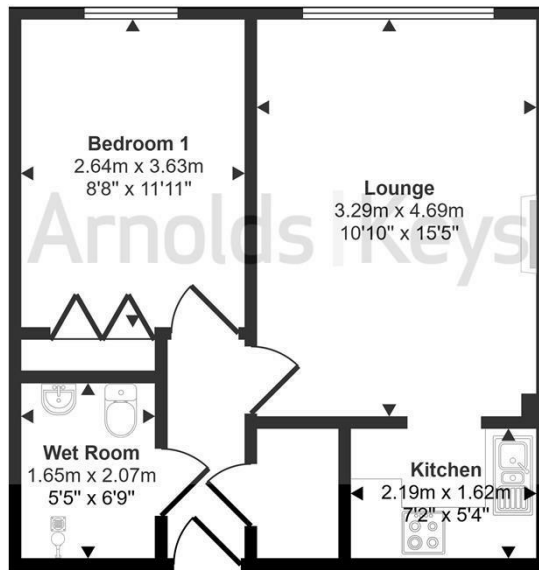
There is also a communal laundry room with free access to washing machines and tumble driers.



Location

Sheringham is a delightful, traditional North Norfolk town much admired for its character and pretty flint former fisher men's cottages lining the sea front. The town has an excellent range of shops and amenities including a train station with regular services to Norwich. The beach enjoys blue flag status with a wide promenade providing a delightful area to walk. [what3words - formless.anthems.rail](https://www.what3words.com/formless.anthems.rail)

Approx Gross Internal Area
39 sq m / 422 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.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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		