



2 Loudwater Court Vincent Road, Sheringham, NR26 8BP

Price Guide £200,000

- No onward chain
- Walking distance of Town Centre
- Underground car park
- Ideal seaside home
- Fantastic sea views
- Off-peak storage heating
- Long lease
- Holiday letting not permitted

2 Loudwater Court, Vincent Road, Sheringham, NR26 8BP

Offered with no onward chain is this well appointed first floor apartment offering fabulous sea views from the lounge/dining room. The property sits just east of the Town Centre so within easy walking distance of the shops, beach and transport facilities.

The apartment enjoys light and airy accommodation with windows to three aspects; an ideal property for those seeking a low maintenance, seaside home complete with underground parking.



Council Tax Band: A



COMMUNAL ENTRANCE HALL

With secure entry system. Stairs to all floors.

PRIVATE ENTRANCE HALL

Timber entrance door, telephone entry system, night storage heater, built in store cupboard, built in airing cupboard with large capacity Fortic Tank.

LOUNGE/DINING ROOM

Fitted store cupboard, fitted unit concealing drop down double bed, night storage heater, provision for TV, two UPVC tilt and turn windows to the front aspect with uninterrupted views of the sea.

KITCHEN

Window to side aspect, original range of base and wall cabinets with laminated work surfaces and tiled splashbacks, stainless steel sink unit, point for electric cooker, glazed panel to dining area.

BATHROOM

Window to side aspect, fully tiled walls, panelled bath, pedestal wash basin, close coupled w.c., heated towel rail, wall mounted cabinet and mirror.

BEDROOM

Window to south facing rear aspect, night storage heater.

OUTSIDE

Loudwater Court stands in neatly maintained gardens with space for visitors' parking and access to the private underground parking. To the front of the property is a lawned garden with seating areas to enjoy the panoramic views.

AGENTS NOTE

The property is leasehold with approximately 951 years remaining. Current Ground Rent is £10 pa and the Service Charge is £1704pa. The property has mains electricity, water and drainage connected and has a Council Tax Rating of Band A. The lease does not permit holiday letting.



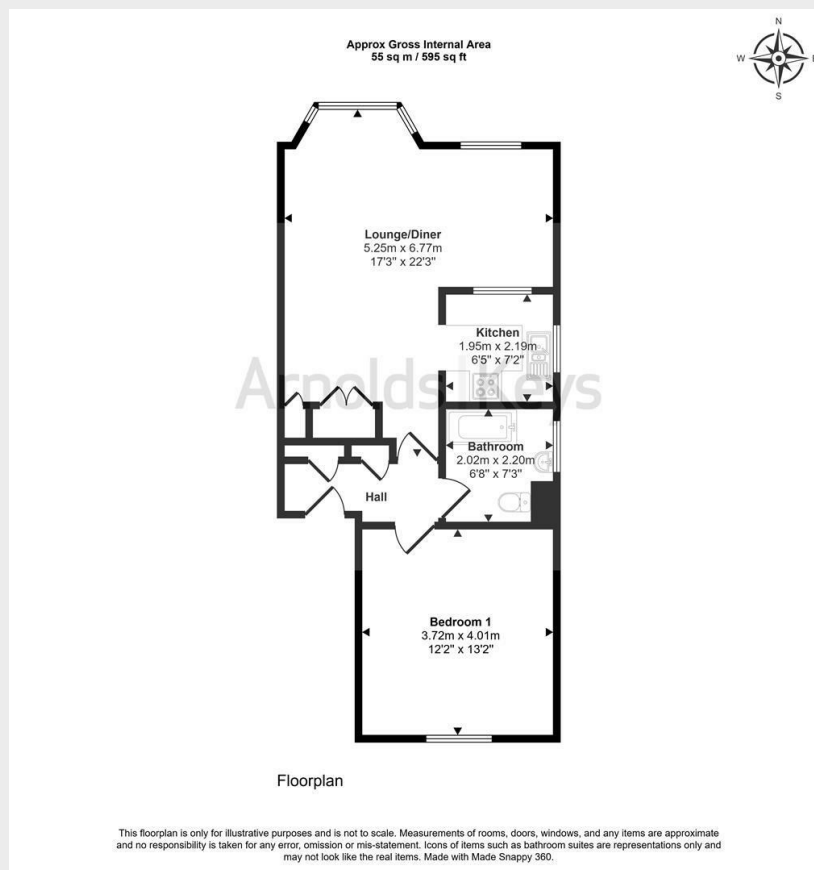


Viewings

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		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

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