

Arnolds | Keys



Flat 1, 12 Augusta Street, Sheringham, NR26 8LA

Price Guide £200,000

- No onward chain
- Two bedrooms
- Allocated parking
- Holiday letting not permitted
- Town centre location
- Gas central heating
- Long lease (158 years remaining)
- Recently re-furbished

12 Augusta Street, Sheringham NR26 8LA

An excellent opportunity to acquire a ground floor apartment located in the heart of the Town, close to all the local amenities and just a short walk to the West Promenade. This apartment forms part of a small block of just three and has recently been re-furbished including complete redecoration and the installation of a new shower room. There is an allocated parking space at the rear.

Sheringham itself is a thriving seaside Town popular for its sandy beaches and excellent shopping facilities whilst both bus and rail services provide easy access to the city of Norwich which is just 27 miles distant.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

With secure entry system and additional door to car park area.

PRIVATE ENTRANCE HALL

Secure entry telephone, two built in cupboards, radiator.

LOUNGE/DINING ROOM

Wide bay window to front aspect, radiator, provision for TV.

KITCHEN

Window to rear aspect. Range of fitted base and wall cabinets with laminated work surfaces and complimentary tiled splashbacks, provision for electric cooker (cooker included) with filter hood above, fridge/freezer (also included), radiator, provision for washing machine, wall mounted gas boiler providing central heating and domestic hot water.

SHOWER ROOM

Recently completely re-fitted with a level entry shower enclosure with mixer shower and screen, vanity wash basin with cupboards beneath, concealed cistern w.c., wall mirror, electric shaver point, heated towel rail.

BEDROOM 1

Window to rear aspect, radiator.

BEDROOM 2

Window to front aspect, radiator.

OUTSIDE

At the rear of the property, approached over a service road, is the parking area and this apartment has one space allocated.

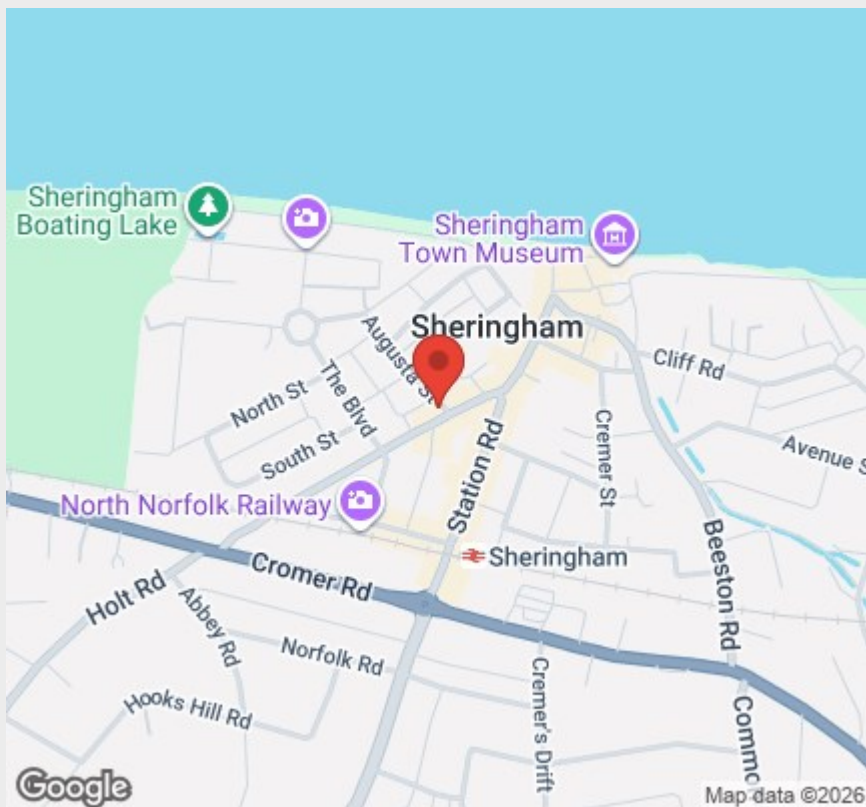
TENURE

The property is leasehold and has 158 years unexpired. The current Ground Rent/Service Charge is £200 per annum and the Buildings Insurance is currently £235.53 pa.

AGENTS NOTE

The property has all mains services connected and has a Council Tax Rating of Band C. It may not be sub-let for holiday use.





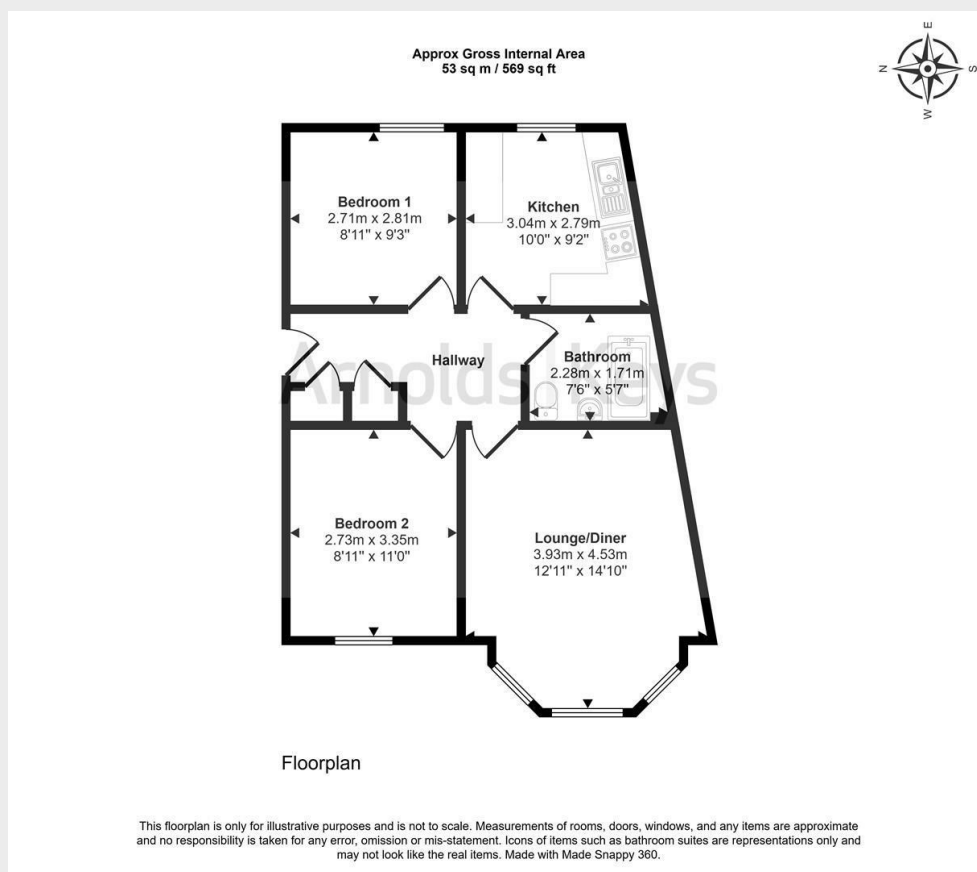
Viewings

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	76	77
(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 	



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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