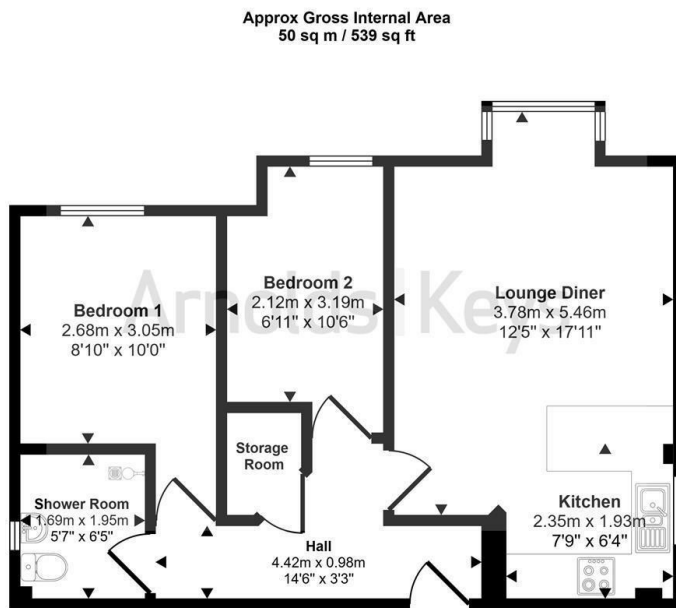




## Flat 1, Kings Court 60 Cliff Road, Sheringham, Norfolk, NR26

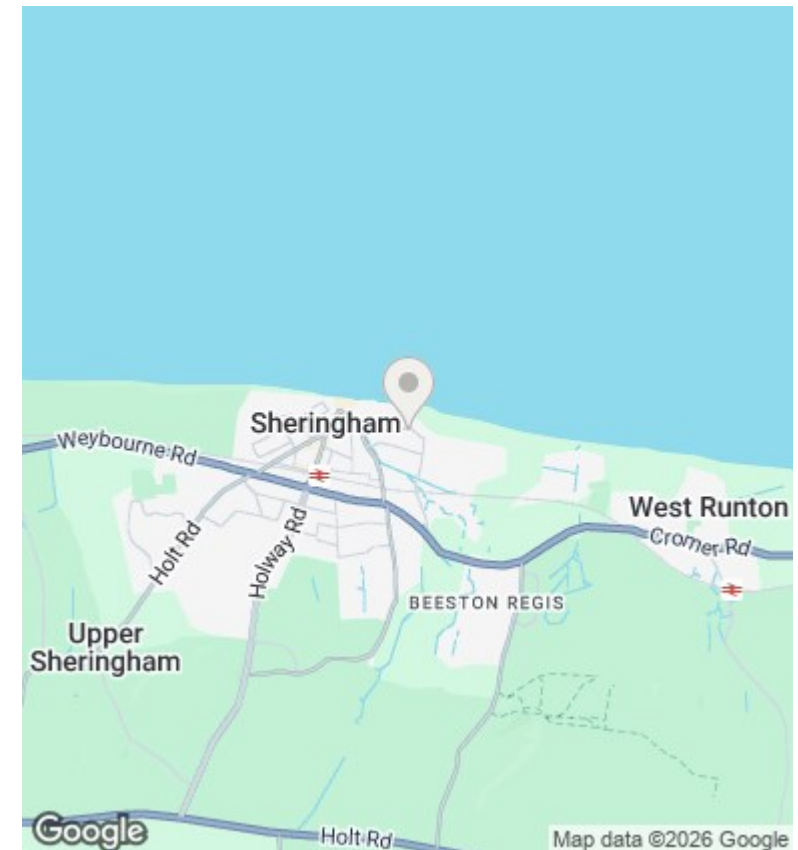
£1,100 Per Calendar Month

- DELIGHTFUL 2 BEDROOM GROUND FLOOR FLAT
- Convenient For Beach, Town Centre and Train Station
- Modern Fitted Kitchen With Appliances
- Well Maintained Communal Areas
- ALLOCATED PARKING SPACE
- Gas Central Heating
- Wet Room
- Sought After Location
- uPVC Double Glazing
- Light & Airy Accommodation



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.



## Directions

Standout features of this 2 BEDROOM property are the availability of allocated off road parking, a valuable asset in this popular seaside location, along with proximity to the Town Centre, Sea Front and Train Station.

## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      | 78        |
| (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 |           |