

PRICE GUIDE

£320,000

South Street, Sheringham, NR26 8HB

Arnolds | Keys









THE PROPERTY

Beaumaris Court 13-15 South Street, Sheringham, NR26 8HB

An excellent opportunity to acquire a superb, purpose-built retirement apartment within level walking distance of the Town centre and Promenade. Offered with no onward chain, this luxurious apartment is located on the first floor of this apartment block developed by McCarthy and Stone in 2018. The property offers beautifully presented, light and airy accommodation with the benefit of electric heating and sealed unit glazing throughout.

Beaumaris Court itself, is a secure block of 30 apartments in total and with excellent communal lounge facilities and neatly maintained gardens. There is a lift to all floors and a house manager to assist if needed, in addition to a 24 hour call system for peace of mind. This apartment also has an allocated parking space.

An ideal home for those seeking a seaside retirement apartment with the assurance of 24 hour security and communal facilities. This apartment is beautifully presented and ready to move into.

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THE DETAILS

Property Details

MAIN ENTRANCE HALL
Entered via a secure entry system, lift and stairs to all floors, access to communal lounge with wi-fi access, access to House Manager's office.

FIRST FLOOR

PRIVATE ENTRANCE HALL
With secure entry telephone, wall-mounted electric heater, built-in Utility Cupboard with provision for washing machine, tumble dryer and pressurised hot water cylinder.

LOUNGE/DINING ROOM
A beautifully light room with large bay window to front aspect, wall-mounted electric heater, feature timber fire surround housing electric fire/convector heater, provision for TV with satellite connection if required. Part glazed door leading to:

KITCHEN
Comprehensively fitted with a modern range of high gloss base and wall cabinets with laminated work surfaces and matching upstands. Integrated electric hob with filter hood above and glass splashback, inset stainless steel sink unit, integrated fridge and freezer, built-in electric oven, tiled floor.

SHOWER ROOM
Vanity washbasin with cupboards beneath, concealed cistern w.c., corner shower enclosure with mixer shower, fully tiled splashbacks, part-tiled walls and floor, wall-mounted heated towel rail, wall-mounted mirror cabinet, fan heater.

BEDROOM 1
Another light room with full-height French doors to Juliet balcony. Wall mounted electric heater, large, walk-in wardrobe cupboard with shelving and hanging rail. Door to:

ENSUITE
Level entry, double width shower tray with glass screen and mixer shower, fully tiled splashbacks, concealed cistern w.c., vanity wash basin with cupboards beneath, wall-mounted towel rail, wall-mounted cabinet with mirror doors, part-tiled walls and floor. electric fan heater.

BEDROOM 2
Window to front aspect, wall-mounted electric heater. Range of fitted bedroom furniture to include wardrobes, shelf units and cupboard.

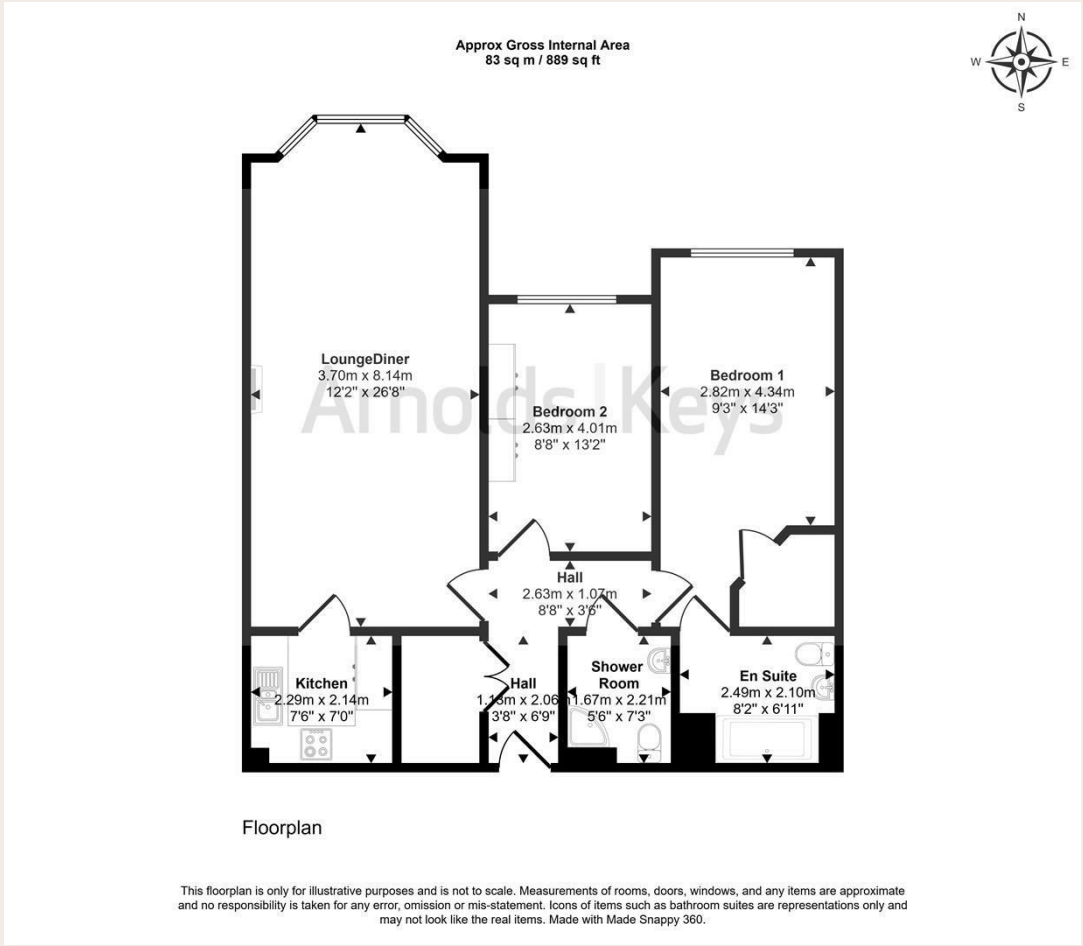
OUTSIDE
Beaumaris Court stands in neatly maintained communal gardens with a southerly aspect at the rear and including a furnished patio area. To the side of the building is a Car Park and this apartment has the benefit of an allocated parking space.

AGENTS NOTE
The property is leasehold and is held on the balance of a 999 year lease from 1st January 2018. The current Ground Rent is £496 pa and the Service Charge is £4558.37 for the year ending 31st March 2027. We understand that pets are permitted. The property has mains electricity, water and drainage. Fibre broadband is also available.



Location

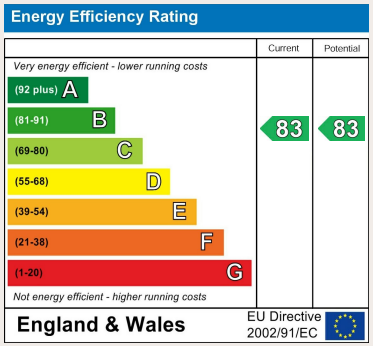
Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history.











Contact Us

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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