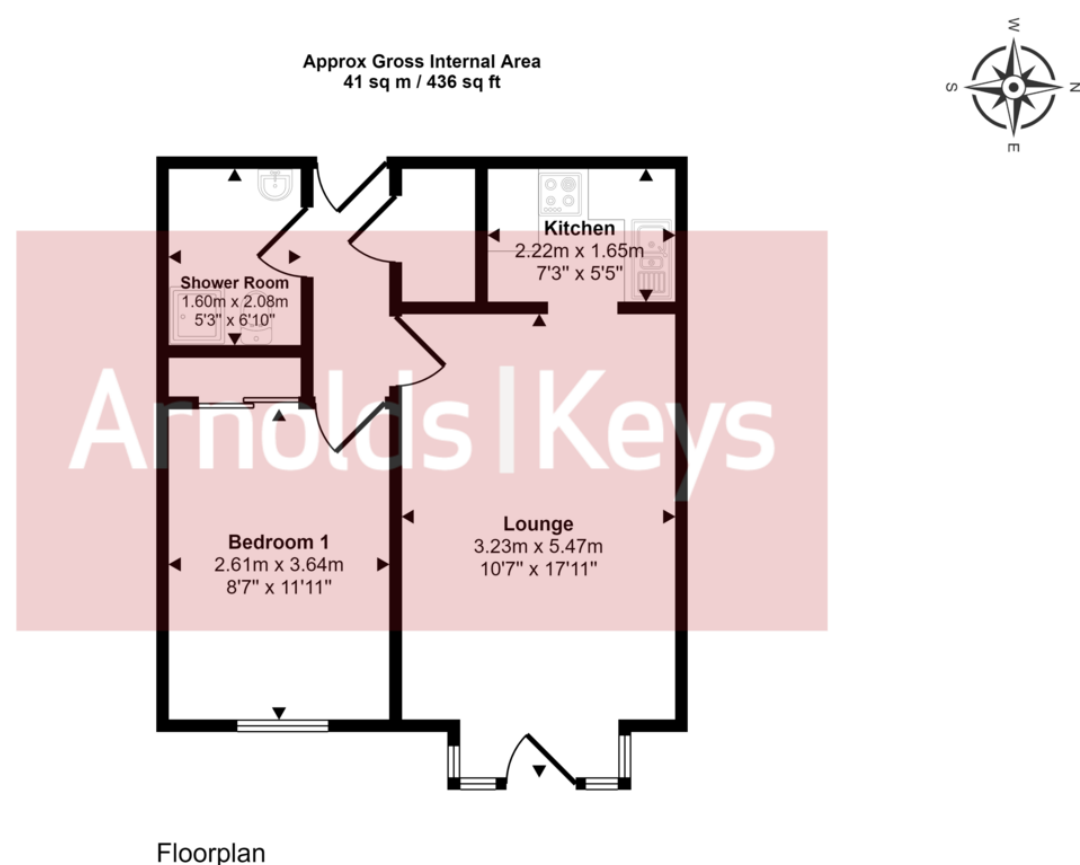


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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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 and 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.



## 3 Shannock Court, Sheringham, NR26 8DW Guide Price £135,000

Set in the heart of the Town and offered with no onward chain is this GROUND FLOOR apartment enjoying a southerly aspect over the communal gardens. 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.

The property is well-presented, recently re-decorated and carpeted and has the benefit of new off-peak electric heating and sealed unit glazing throughout. There is a communal car park at the rear providing parking for residents and visitors.

- No onward chain
- Ground floor
- Separate entrance from gardens
- Newly decorated
- New floor coverings

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## Property Description

Whilst there is a secure entry system through to the communal entrance area with access to the Residents' lounge and lift to all floors, this apartment may also be reached via its own private entrance door from the George Street archway.

### COMMUNAL HALL

With built in lockable storage cupboard, windows to George Street and private door opening to:

### ENTRANCE HALL

Wall mounted electric convector heater, large built-in shelved airing cupboard housing pre-lagged hot water cylinder with immersion heater and electric service meters. Emergency call system.



### SITTING ROOM

Modern electric heater, timber and marble fire surround with electric fire, two wall lights, telephone point, TV point, UPVC double glazed square bay with UPVC double glazed entrance door opening to communal gardens. Arch to:

### KITCHEN

Fitted with base and wall storage cupboards with work surfaces and complimentary tiled splashbacks, inset single drainer stainless steel sink units, electric oven with filter hood above, fridge/freezer, extractor fan, fluorescent strip light.



### SHOWER ROOM

Vanity wash basin with cupboard beneath, close coupled w.c., extractor fan, electric shaver point and cabinet, heated towel rail, shower cubicle with mixer shower and sliding screen, tiled walls, wall mounted heater, wall mirror.

### BEDROOM

Modern electric heater, UPVC window to gardens, built-in double wardrobe cupboard with mirrored doors, further fitted wardrobe, wall light.

### TENURE

The apartment is leasehold and has the balance of a 125-year lease from 1998. Ground Rent £466 per annum. Maintenance £2700 per annum to include water rates and building insurance.

### AGENTS NOTE

The property has a Council Tax rating of Band B and has mains electricity, water and drainage connected. It is also a condition of purchase that all residents must be over the age of 60 except in the case of a couple where one must be 60, the other over 55.

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

