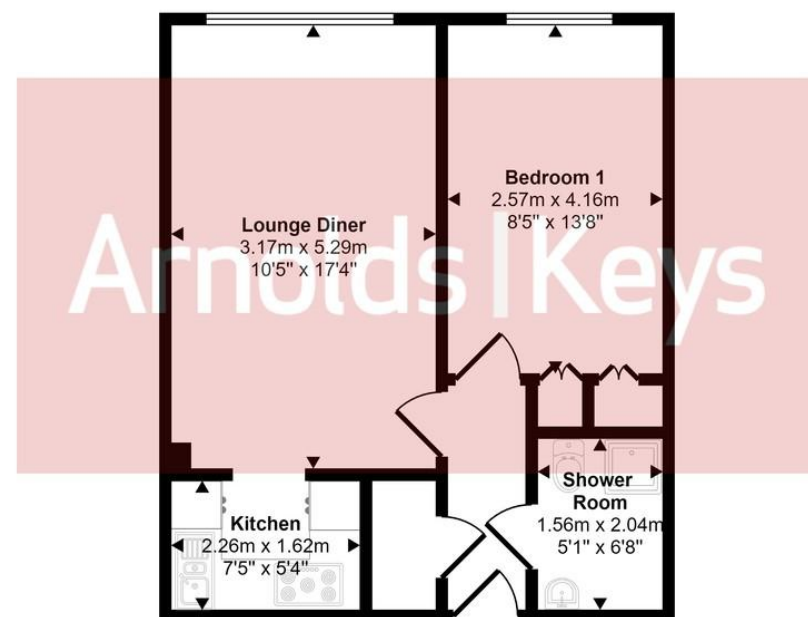


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
42 sq m / 448 sq ft



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.

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.

coastal@arnoldskkeys.com  
01263 822373

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



## Flat 36 Shannock Court, George Street, Sheringham, NR26 8DW

**Guide £125,000**

Set in the heart of the Town and offered with no onward chain is this First floor one bedroom apartment. The apartment is just a short stroll to the seafront and town centre, and also the bus and rail services are close by too. The property forms part of a retirement complex where the communal facilities for those who enjoy each other's company.

The property is well presented, recently had a new kitchen, and has the benefit electric heating and UPVC sealed unit glazing throughout. There is a communal car park at the rear providing parking for the residents and visitors.

- One Bedroom Apartment
- First Floor
- No Onward Chain
- Well presented
- New Kitchen

arnoldskkeys.com | 01263 822373





### Property Description

#### COMMUNAL ENTRANCE

Communal Entrance with secure key entry system through double doors leading into the residents' lounge and lift to all floors.

#### ENTRANCE HALL

Doors to lounge, bedroom, bathroom and large built in airing cupboard housing hot water cylinder with immersion heater and electric service meters. Ceiling light, Emergency call system.

#### SITTING/DINING ROOM

UPVC sealed unit window to the front, wall mounted storage heater, carpet, ceiling light point, TV point, arch to



#### KITCHEN

A modern cream gloss range of base and wall units, with built in electric cooker, two ring hob and extractor hood over, built in fridge, inset single bowl sink unit. Black work surface over, ceiling light and vinyl flooring.

#### SHOWER ROOM

Vanity wash hand basin with storage cupboard beneath and mirror and light above. Low level WC, extractor fan, heated towel rail, shower cubicle with sliding doors and tiled walls, vinyl flooring.



#### BEDROOM

UPVC sealed unit window to the front, carpet, ceiling light point, wall mounted electric storage heater, built in double wardrobe with mirrored doors.

#### AGENTS NOTE

This is a Leasehold property with 125-year lease from August 1988 with 90 years remaining. Service & Maintenance charge £2,989.64

The property has a council tax rating B, and has mains water, drainage, and electricity connected.

It is 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.

