

# Arnolds | Keys



## Flat 5 Kings Court Cliff Road, Sheringham, NR26 8FB

Price Guide £225,000

- No onward chain
- Two Bedrooms
- Long lease
- Ideal seaside home
- Coastal views
- Gas Central Heating
- Allocated parking
- Sealed unit glazing

# Flat 5 Kings Court Cliff Road, Sheringham NR26 8FB

Offered with no onward chain is this beautifully presented apartment with views of the sea and stretching to the Golf Course in the West. This top floor apartment is just a stone's throw from the East beach so an ideal property for those seeking a pied a terre by the seaside.

The property has full gas fired central heating, offers two bedrooms and a modern open plan lounge/dining/kitchen. The accommodation is served by a modern contemporary shower room and has off-road parking.



Council Tax Band: B



### **COMMUNAL ENTRANCE HALL**

Telephone secure entry system, stairs to all floors.

### **TOP FLOOR LANDING**

Window to side aspect, service meter cupboard.

### **PRIVATE ENTRANCE HALL**

Radiator, telephone entry system. large fitted store cupboard, tiled floor.

### **LOUNGE/DINING ROOM/KITCHEN**

A lovely light room with views of the sea and coast from the front bay window. Two radiators, TV aerial point. Range of base and wall storage cupboards with granite effect worktops incorporating breakfast bar, inset stainless steel sink unit, window to side aspect, inset four ring hob with stainless steel hood above and electric oven beneath, integrated fridge, freezer and washing machine.

### **BEDROOM 1**

A double bedroom with sea and coastal views. Radiator.

### **BEDROOM 2**

A double bedroom with sea and coastal views. Radiator.

### **SHOWER ROOM**

Re-fitted with a double width shower enclosure with mixer shower, vanity wash basin with cupboards beneath, incorporating a concealed cistern w.c., window to side aspect, chrome heated towel rail, tiled floor and walls, extractor fan.

### **OUTSIDE**

Kings Court has communal grounds and this apartment has an allocated parking space at the rear.

### **AGENTS NOTE**

The property is held on the balance of a 125 year lease with approximately 111 years remaining. Current Ground Rent is £200 pa and the Service Charge is currently £825pa . The property has a Council Tax rating of Band B






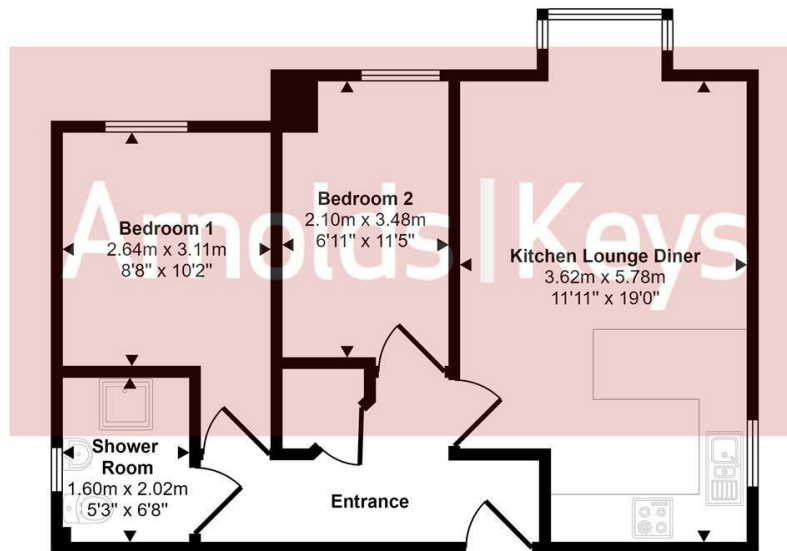
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Approx Gross Internal Area  
50 sq m / 535 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.

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. 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 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.