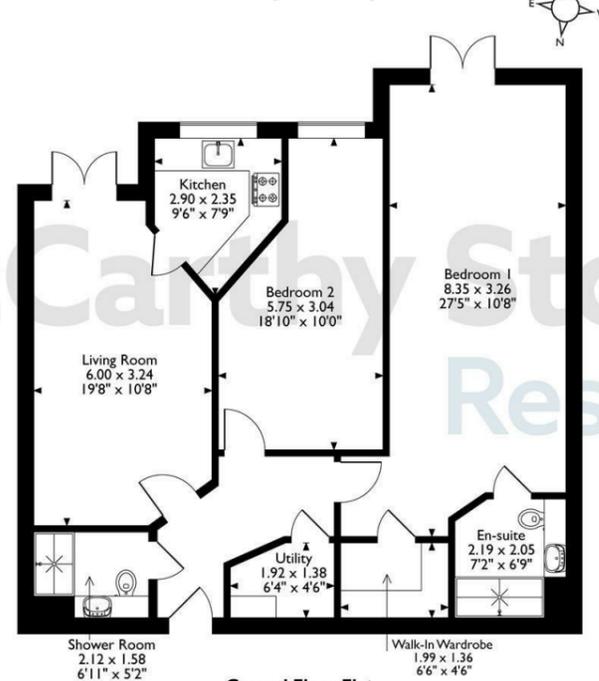


6 Beaumaris Court, 13-15, South Street, Sheringham, Norfolk  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft



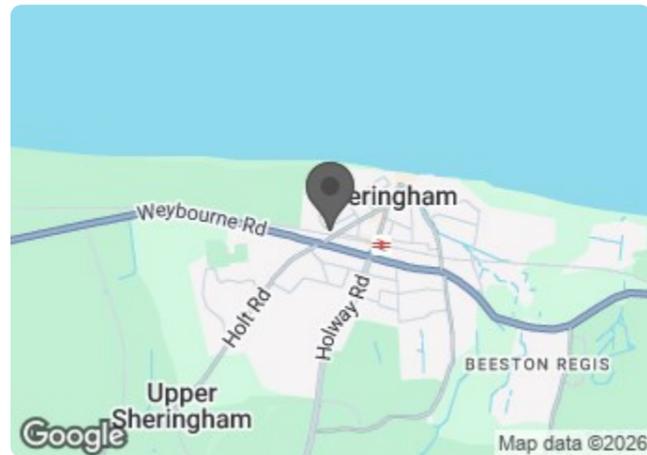
**Ground Floor Flat**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8660410/DST.

**6 Beaumaris Court**

13-15 South Street, Sheringham, NR26 8HB



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Asking price £360,000 Leasehold**

A beautifully bright two bedroom SOUTH FACING apartment situated on the GROUND FLOOR with direct access to PATIO AREA and gardens from both the lounge and bedroom and two shower rooms.

Beaumaris Court is a popular MCCARTHY STONE retirement living development with a visiting house manager and a communal lounge where social events take place.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Beaumaris Court, South Street, Sheringham

## 2 Bed | £360,000

### Beaumaris Court

Consisting of 15 one and 15 two bedroom apartments, featuring fully fitted kitchens, heated towel rails, integrated fridge freezer, energy efficient heating and pre-installed Sky/Sky+ connection points. McCarthy & Stone Retirement Living properties make day-to-day living as comfortable and straight forward as possible, with a dedicated House Manager to help with all concerns, as well as beautifully maintained landscaped gardens, that can be enjoyed by all residents and their guests. Intruder alarms, camera entry systems and fire detection equipment are also provided and a 24-hour call system is in place for added peace of mind.

### Local Area

Located in the popular seaside town of Sheringham and offering unrivalled access to stunning natural landscapes, Beaumaris Court from award-winning property specialists McCarthy & Stone will provide all of the comforts of specialist Retirement Living properties without compromising on style. The popular seaside town of Sheringham sits on the North of the beautiful Norfolk coastline with its stunning long stretches of natural beach and a comfortable, homely atmosphere. Sheringham beach has won several awards thanks to its natural beauty and picturesque views. The coastline provides plenty of opportunity for gentle walks, hikes and bike rides.

### Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with a plumbed in washer/dryer. Smoke detector. Security door entry system with intercom. Doors lead to the living room, both bedrooms and shower room.

### Living Room

A bright and airy south facing lounge with the benefit of French doors leading onto a patio area with outlook towards the communal gardens. The room provides ample space for dining. TV (Sky/Sky+ connection) point and telephone point, a range of raised height power sockets and two ceiling lights. Partially glazed wooden door leads into a separate kitchen.

### Kitchen

A modern fully tiled kitchen featuring high gloss base and wall

units. Stainless steel sink with mixer tap and drainer sits below the south facing window with blind. Built in waist height electric oven with space above for a microwave. Four ring ceramic hob with chrome cooker hood above. Integral fridge/freezer.

### Master Bedroom

Spacious bedroom also with the benefit of French doors which allow lots of south facing sunshine in and leads onto a patio area with outlook towards the communal gardens. Door leads to a built in wardrobe housing rails and shelving. TV and phone point, range of raised height power points and ceiling light.

### En-Suite

A large modern fitted en-suite featuring a level access double shower. High gloss vanity unit with inset wash hand basin with storage cupboards below. Fitted mirror with built in light. WC with concealed cistern Wall mounted heated towel rail.

### Second Bedroom

A double second bedroom which could also be used for dining / hobby room. Window provides south facing aspect and communal garden outlook. A range of raised height power sockets and ceiling light.

### Shower Room

Modern fitted suite with shower with glass sliding door. WC with concealed cistern. Pedestal wash hand basin. Heated towel rail.

### Car Parking

An allocated parking space come with this apartment.

### Lease Information

Lease: 999 years from 1st Jan 2018

Ground Rent: £495 per annum

Ground rent review: 1st Jan 2033

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal

areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £4,558.37 for the financial year ending 31st March 2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

**\*\*FREE BENEFITS ADVICE\*\*** Check out benefits you may be entitled to!

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage



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