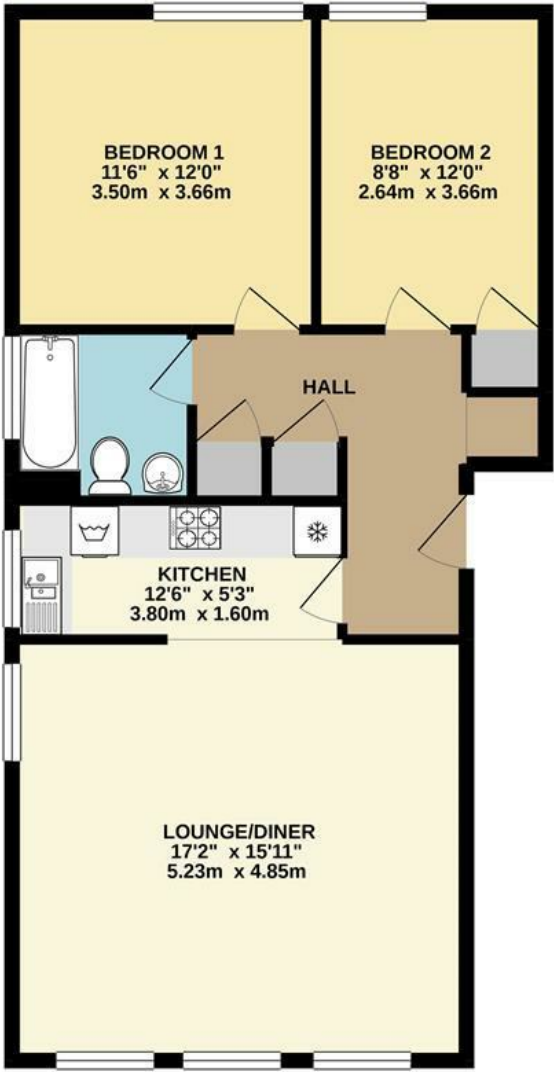




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>                            |         |           |
| (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 |         |           |

England & Wales

EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Driftway Court | Sheringham | NR26  
Guide Price £225,000



abbotFox are pleased to offer for sale this immaculate, top floor, two bedroom apartment which boasts amazing viewings of Sheringham town, and Sheringham Golf Course. With the rare benefit of two off road parking spaces, this spacious apartment would suit someone looking for a full time home as well as someone looking for a holiday home within walking distance to the town centre and the beach.

This well-presented top floor apartment is very close to the sea and comprises of a hallway with two storage cupboards, a modern fitted kitchen with a picture window with views of the links golf course and a spacious lounge/diner. The lounge is bright and airy with South & West facing windows offering views over the rooftops and the historical town. The remaining accommodation consists of a family bathroom and two double bedrooms which both benefit from sea views. The property is in immaculate condition throughout.

Outside there is off-road parking for two cars and a communal area.

The apartment block itself is well kept and the communal entrance hall has a security entry phone system and staircase to all floors. property is subject to leasehold charges. For more information please contact us.

Tax Band - B

