



**27D PRINCE OF WALES ROAD  
, CROMER, NR27 9HS**

**£695 PER MONTH**

A recently redecorated second floor flat situated in Cromer Town Centre. Lounge with Sea Views, Kitchen/Diner, Double Bedroom & Bathroom. Unfurnished & Available NOW. Call Henleys to View.

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ESTATE AGENCY SIMPLIFIED

# 27D PRINCE OF WALES ROAD

- Recently Refurbished • Second Floor
- Flat • Lounge with Sea Views • Kitchen/Diner • Double Bedroom • Bathroom • Town Centre Location • Unfurnished • Available NOW • Call Henleys to View



## Communal Entrance

Tiled entrance hall with carpeted stairs rising to all floors, doors to all flats.

## Entrance Hall

Freshly decorated, newly fitted carpeted flooring, door to airing cupboard, doors to Bathroom, Kitchen/Diner, Lounge and Bedroom.

## Bathroom

Obscure uPVC double glazed window to the rear aspect, panel sided bath with electric shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, tiled splash backs, newly fitted tiled effect vinyl type flooring.

## Kitchen/Diner

Two uPVC double glazed windows to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit, space and plumbing for washing machine, inset electric hob, built in electric oven, tiled splash backs, electric storage heater, newly fitted vinyl type flooring to Kitchen Area, newly fitted carpeted flooring to the Diner Area.

## Lounge

uPVC double glazed windows to the front and corner aspects with sea views, electric storage heater, newly fitted carpeted flooring.

## Bedroom

uPVC double glazed window to the side aspect, electric storage heater, newly fitted carpeted flooring.

## Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

## FEES & DEPOSITS

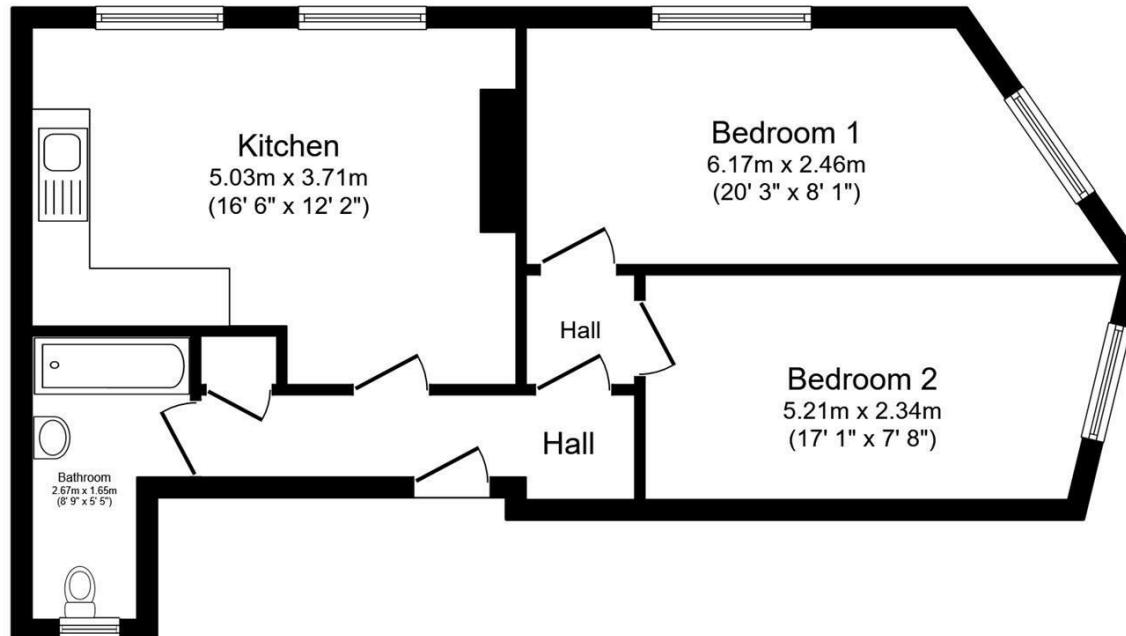
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £160.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £801.92 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

## BEECHCROFT 27D PRINCE OF





**Floor Plan**  
Floor area 53.1 sq.m. (571 sq.ft.)

Total floor area: 53.1 sq.m. (571 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.com](http://www.Propertybox.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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