



## Cabbell Road Cromer

**£650 PCM**

**\*\*APPLICATION RECEIVED\*\***

A well presented second floor flat with sea views situated close to Cromer Town Centre. Comprising Lounge, Kitchenette, Double Bedroom & Bathroom. High Heat Retention Storage Heating. Unfurnished & Available NOW. Call Henleys to view.



- Well Presented Second Floor Flat
- Lounge
- Kitchenette
- Double Bedroom
- Bathroom
- Sea View
- High Heat Retention Storage Heaters
- Unfurnished
- Available NOW
- Call Henleys to view

### Communal Entrance

Secure entrance door, carpeted stairs leading to all floors.

### Entrance Hall

Entry phone, carpeted flooring, doors to Lounge, Bedroom and Bathroom.

### Lounge

uPVC double glazed window to the side aspect with sea view, electric Dimplex Quantum high heat retention storage heater, uPVC double glazed patio doors to front aspect opening onto a small balcony, open to Kitchenette.

### Kitchenette

Range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with chimney style cooker hood over, built in electric oven, space for 500mm fridge freezer, tiled splash backs, vinyl type flooring.

### Bedroom

Double bedroom with uPVC double glazed patio doors to the front aspect opening onto a small balcony, electric Dimplex Quantum high heat retention storage heaters, cupboard housing hot water tank, carpeted flooring.

### Bathroom

Panel sided bath with electric shower over, pedestal wash hand basin, close coupled dual flush WC, illuminated mirror with shaver point, black matt ladder style heated towel rail, extractor fan, tiled splash backs, wood effect vinyl type flooring.

### Restrictions

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

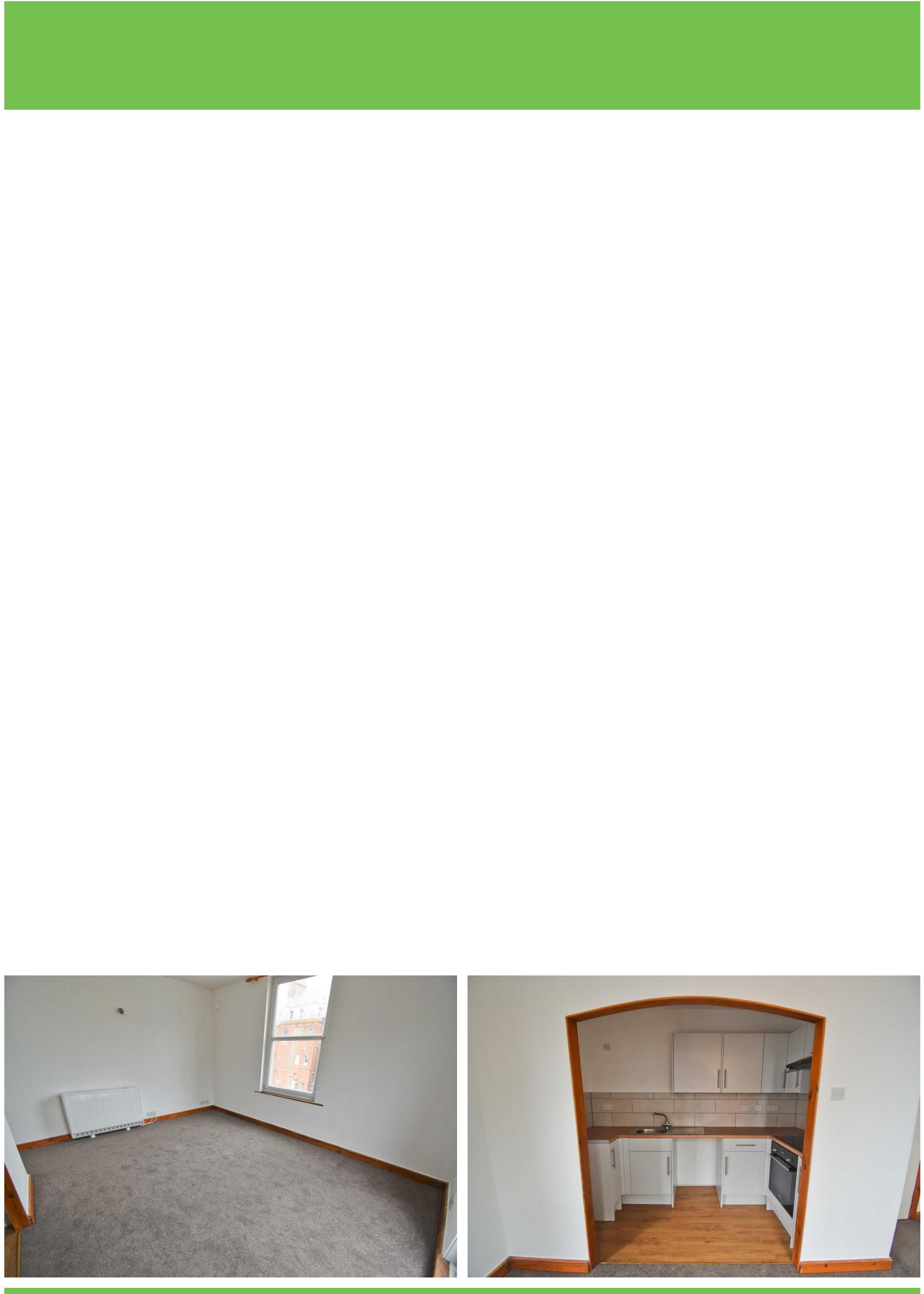
### FEES & DEPOSITS

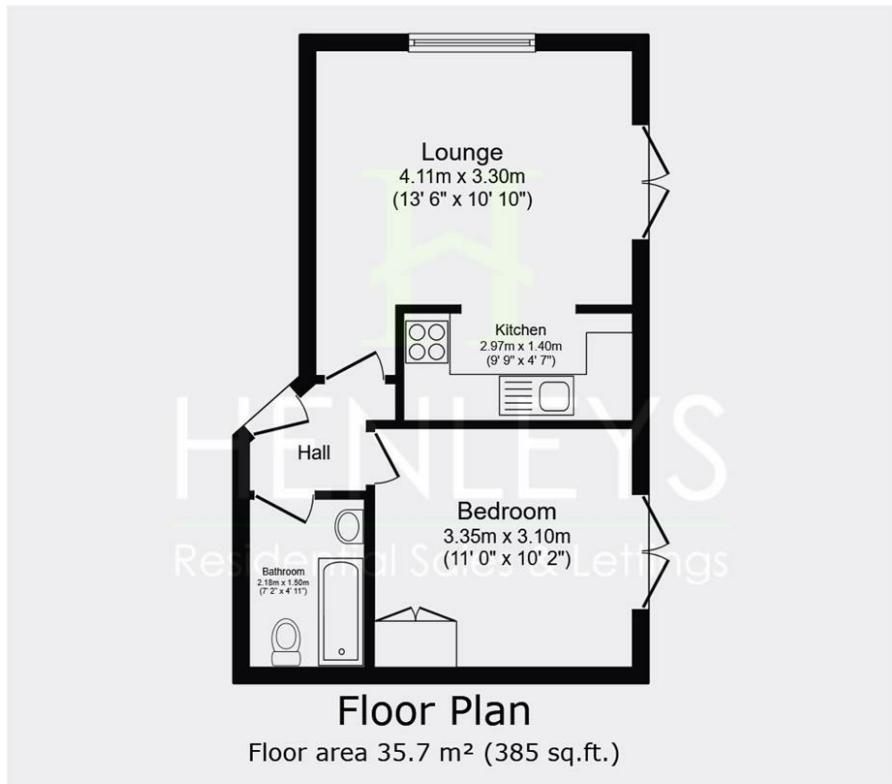
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £150.00 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£500.00) along with the deposit of £750.00 on the 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.







**TOTAL: 35.7 m<sup>2</sup> (385 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.io](http://www.Propertybox.io)



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

**H**  
**HENLEYS**  
Residential Sales & Lettings

Cromer Lettings  
15 West Street  
Cromer  
Norfolk  
NR27 9HZ

01263 511111  
[cromer@henleysea.co.uk](mailto:cromer@henleysea.co.uk)  
[www.henleysea.co.uk](http://www.henleysea.co.uk)

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements