



## New Parade Cromer

£625 PCM

A one bedroom second floor flat situated close to Cromer Town Centre. Comprising Lounge/Diner with rooftop sea views, kitchen, large double bedroom & newly fitted shower room. Double glazing throughout. Unfurnished & Available February 2025. Call Henleys to view.





• Second Floor Flat • Lounge with rooftop sea views • Kitchen • Large Double Bedroom • Shower Room • Double Glazing Throughout • Unfurnished • Available February 2025 • Call Henleys to view

### COMMUNAL ENTRANCE

Coded communal front and rear entrance doors, stairs rising to the first and second floors.

### ENTRANCE HALL

Telephone point, security entry phone, carpeted flooring, doors to Bathroom, Bedroom and Lounge.

### SHOWER ROOM

Newly fitted with bath with mixer tap and shower attachment over, low level dual flush WC, pedestal wash hand basin with mixer tap over, ceiling inset spotlights, wall mounted electric fan heater, tiled splash backs, wood effect vinyl type flooring.

### BEDROOM

Large double bedroom with two uPVC double glazed sash windows to the front aspect, wall lights, wall mounted electric heater, TV aerial point, cupboard housing hot water tank, carpeted flooring.

### KITCHEN

Range of base and wall mounted units set beneath roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for under counter fridge, space for electric cooker, tiled splash backs, wood effect vinyl type flooring, large serving hatch to Lounge.

### LOUNGE

uPVC double glazed bay window to the rear aspect with rooftop sea views, wall mounted electric heater, TV aerial point, carpeted flooring, open to Kitchen.

### RESTRICTIONS

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

### FEES AND DEPOSITS

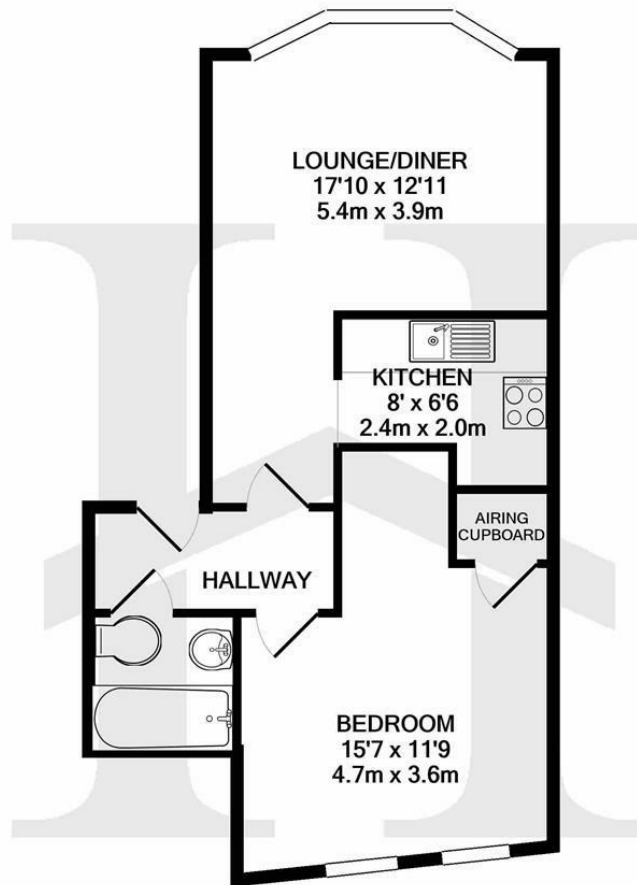
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £144.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£480.77) along with the deposit of £721.15 on the 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.

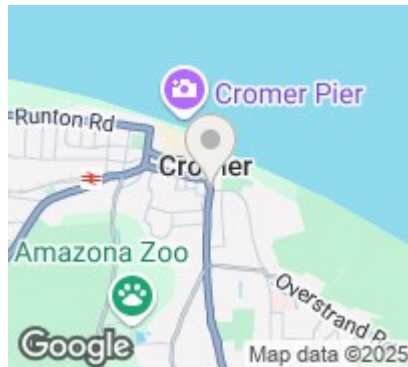






TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**HENLEYS**  
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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