



## Cromer Road Sheringham

£595 PCM

A one bedroom first floor flat situated on the outskirts of Sheringham Town Centre. Comprising Lounge with kitchenette, double bedroom and bathroom. Unfurnished & Available January 2026. Ideal location for local transport links and the town centre. Call Henleys to view.



- First Floor Flat • Lounge with Kitchenette • Double Bedroom • Bathroom • Close to Town Centre & Public Transport Links • Unfurnished • Available January 2025 • Call Henleys to view

### COMMUNAL ENTRANCE

With stairs rising to all floors.

### ENTRANCE HALL

Airing cupboard housing hot water tank and shelving, doors to Bathroom and Lounge.

### BATHROOM

Obscure uPVC double glazed window to the side aspect, wooden panel sided bath with wall mounted electric shower over, pedestal wash hand basin, WC, wall mounted dimples heater, tiled splash backs, vinyl type flooring,

### LOUNGE/KITCHENETTE

uPVC double glazed window to the side aspect, wall mounted electric heater, base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, under counter fridge, freestanding electric cooker, security entry phone, telephone point, TV point, carpeted flooring, artex to the ceiling, door to Bedroom.

### BEDROOM

uPVC double glazed window to the side aspect, wall mounted electric heater, carpeted flooring, telephone point, TV point, artex to the ceiling, door to communal hallway.

### 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 £137.30 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent

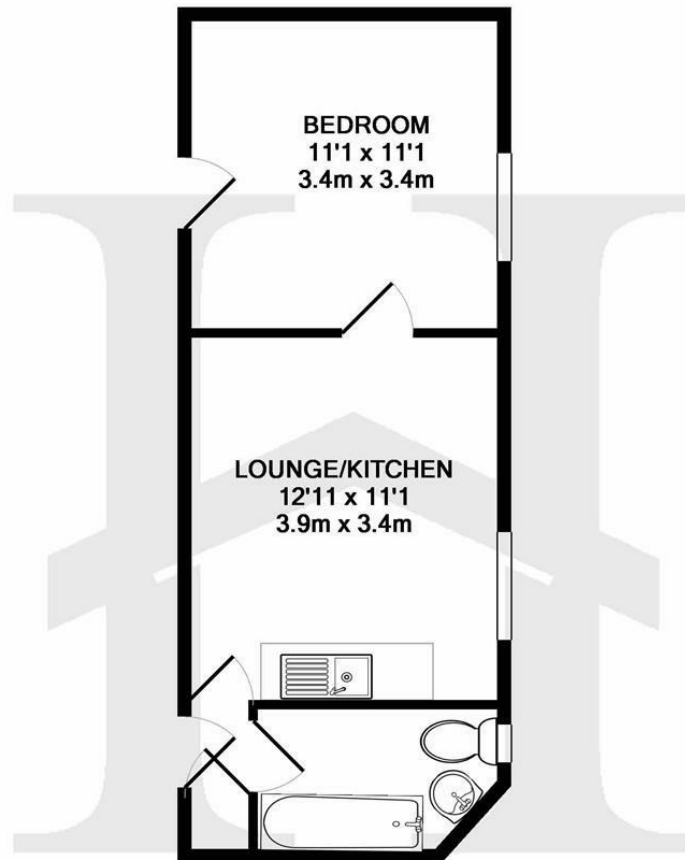
(£457.70) along with the deposit of £686.53 on the first day of the tenancy.

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 321 SQ.FT. (29.8 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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