



High Street Cromer

£795 PCM

A quirky cottage situated in Cromer Town Centre. Comprising Kitchen/Breakfast Room, Lounge, One Bedroom, Second room/Study, En-suite Shower Room & Separate WC. Unfurnished & Available mid-March. Call Henleys to view.



- Cottage • Kitchen/Breakfast Room • Lounge • One Bedroom & Study Room • Shower Room • Downstairs WC

Kitchen

Window to the side aspect, 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 concealed extractor hood over, built in electric oven, wall mounted electric heater, tiled splash backs, tiled flooring, door to WC, door to stairs rising to the first floor.

WC

Obscure window to the rear aspect, close coupled WC, wall mounted wash hand basin, tiled splash backs, tiled effect vinyl type flooring.

Stairs & Landing

Stairs rising from the ground floor, carpeted flooring, doors to Lounge & Bedroom 1.

Lounge

Sash window to the front aspect with secondary glazing, wall mounted electric heater, carpeted flooring, door to Bedroom 2.

Study

Sash window to the front aspect with secondary glazing, wall mounted electric heater, carpeted flooring, door to Shower Room.

Shower Room

Shower cubicle with wall mounted electric shower, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted ladder style heated towel rail, tiled splash backs, tiled flooring.

Bedroom 1

Double bedroom window to the side aspect, wall mounted electric heater, carpeted flooring.

Outside

The property is accessed via a locked gate from High Street, leading into a shared courtyard and providing access to the property.

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 £183.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£611.54) along with the deposit of £917.30 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.



- Unfurnished • Two Centre Location • Available End March • Call Henleys to view





TOTAL: 52.5 m² (565 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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



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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