



Cabbell Road Cromer

£525 PCM

**** UNDER APPLICATION ****

A well presented studio apartment situated close to Cromer Town Centre. Comprising Lounge/Bedroom, Kitchen and Shower Room. Gas central heating throughout & views over Evington Lawns & the sea from the Lounge/Bedroom. Unfurnished & Available Beginning April . Call Henleys to view.



- Studio Apartment • Lounge/Bedroom • Kitchen • Shower Room • Gas Central Heating • Sea Views • Unfurnished • Available Beginning April 2024 • Call Henleys to view

COMMUNAL ENTRANCE

Steps lead from the pavement to the main entrance door, the main entrance door opens into a communal hallway with automatic lighting and stairs leading to all floors.

LOUNGE/BEDROOM

Entrance door from communal hallway, uPVC double glazed bay window to the rear aspect with views over Evington Lawns and the sea, security entry phone, wall mounted gas fired radiators, TV aerial point, telephone point, engineered wood flooring, decorative coving to the ceiling, open to Kitchen.

KITCHEN

uPVC double glazed window to the rear aspect with views over Evington Lawn and the sea, range of base and wall mounted units set beneath worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine (left at goodwill), under counter fridge (left at goodwill), inset electric hob with stainless steel and glass chimney style extractor hood over, built in electric oven, wall mounted gas fired boiler, tiled splash backs, engineered wood flooring.

SHOWER ROOM

Corner shower cubical with wall mounted shower, pedestal wash hand basin, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, extractor fan, tiled splash backs, aqua boarding to shower area, tiled flooring with matching skirting.

RESTRICTIONS

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

UTILITIES

Mains electricity, gas, water and sewerage connected.

MOBILE AND BROADBAND COVERAGE

Superfast broadband available. Good mobile coverage indoors and outdoors. For further information on networks and providers visit <https://checker.ofcom.org.uk/>.

FEES AND DEPOSITS

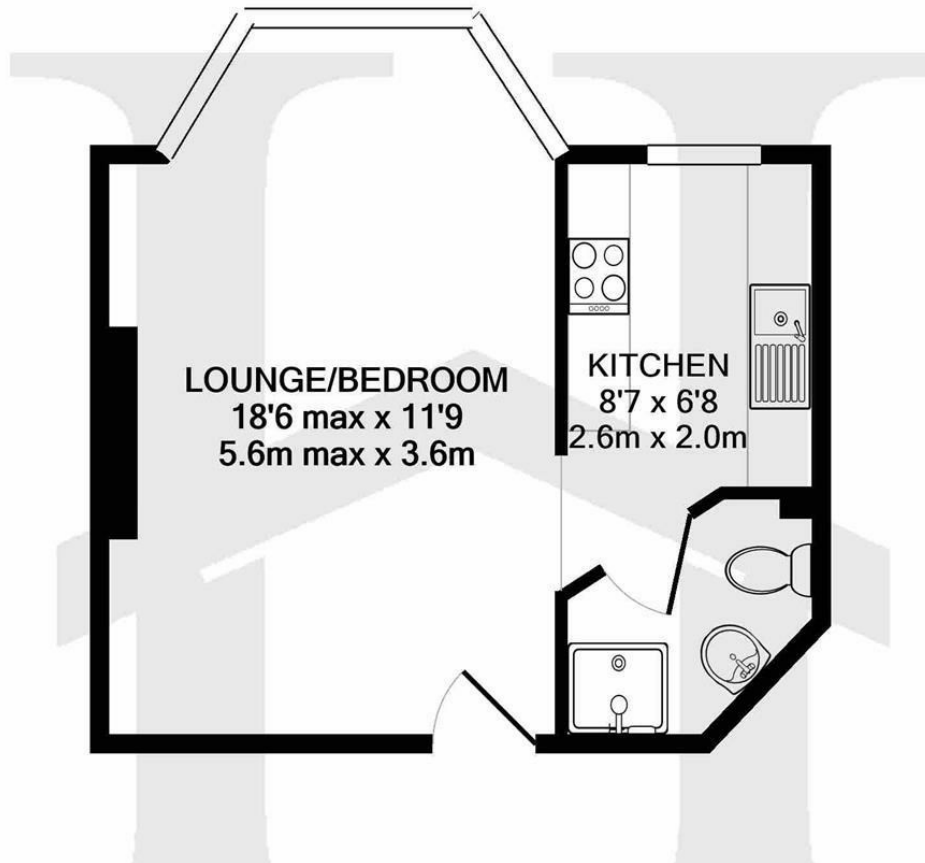
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £121.15 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£403.85) along with the deposit of £605.76 on the 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 293 SQ.FT. (27.2 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
Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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