



SALISBURY ROAD , CROMER, NR27 0BW

£740 PCM

A well presented first floor apartment situated within the popular Suffield Park area of Cromer. Comprising Lounge, Newly Fitted Kitchen, Double Bedroom, Newly Fitted Bathroom & Allocated Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.

henleys
ESTATE AGENCY SIMPLIFIED

SALISBURY ROAD

- First Floor Apartment • Lounge • Newly Fitted Kitchen • Double Bedroom • Newly Fitted Bathroom • Allocated Off Road Parking • Unfurnished • Available NOW • Call Henleys to view



Communal Entrance

Stairs rising to the first floor and doors to two flats.

Entrance Hall

Wall mounted electric heater, carpeted flooring, cupboard housing hot water tank, storage cupboard, doors to Lounge, Bathroom & Bedroom, open to Kitchen.

Lounge

Double glazed window to the rear aspect, wall mounted electric heater, carpeted flooring.

Kitchen

Double glazed window to the side aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset one and a half bowl sink and drainer unit with mixer tap over, washer dryer (left at goodwill), space for electric cooker with concealed extractor fan over, space for fridge freezer, tiled splash backs, vinyl type flooring.

Bathroom

Obscure double glazed window to the rear aspect, panel sided bath with mixer tap over and wall mounted electric shower, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, fully tiled walls and floor.

Bedroom

Double bedroom with double glazed window to the

front aspect, wall mounted electric heater, carpeted flooring.

Outside

To the front of the property is a shingled parking area with one off road parking space. A path and steps leading to the communal entrance door.

Restrictions

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

FEES & DEPOSITS

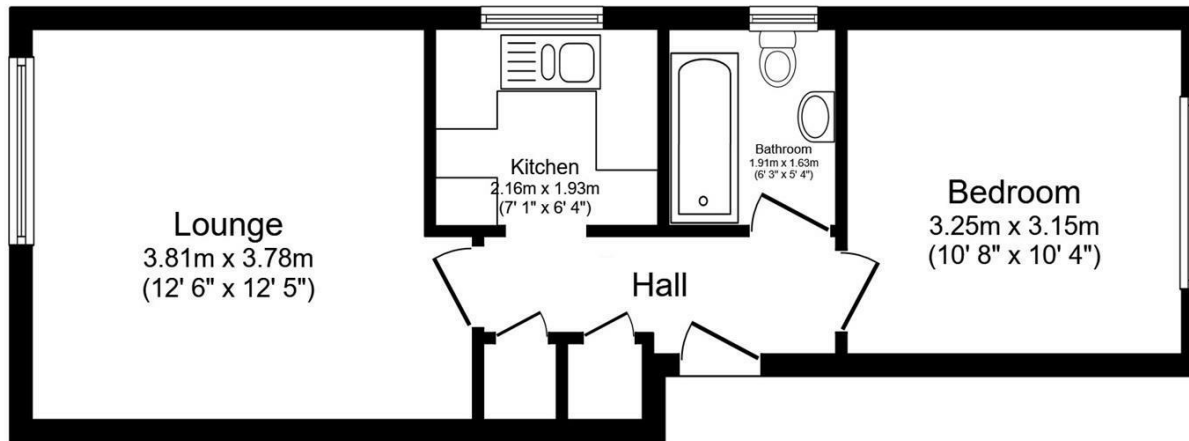
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £170.76 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£569.24) along with the deposit of £853.84 on the 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.

40 SALISBURY ROAD

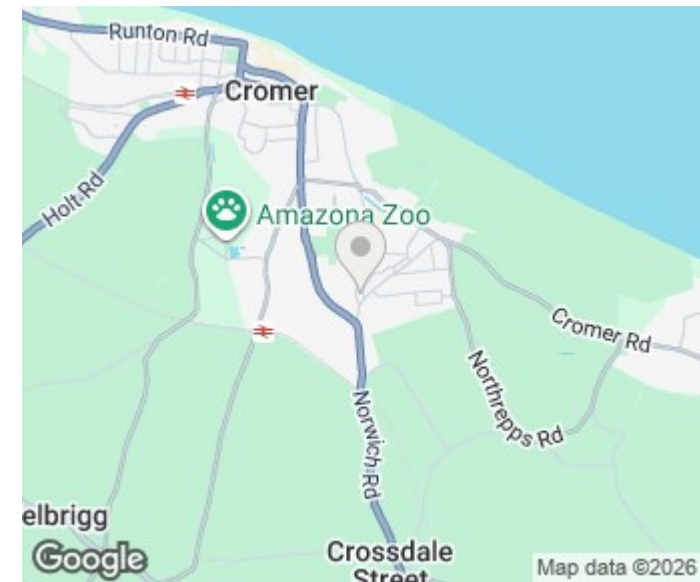




Floor Plan
Floor area 38.9 sq.m. (418 sq.ft.)

Total floor area: 38.9 sq.m. (418 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 | | |
| (81-91) B | | |
| (69-80) C | 70 | 75 |
| (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 | |

henleys
ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED