



## Norwich Road Cromer

**£895 PCM**

Situated close to Cromer Town Centre is this first floor apartment. Comprising of Lounge, Kitchen, Two Double Bedrooms, Bathroom and Garage. Unfurnished and Available NOW. Call Henleys to view.



- First Floor Apartment • Lounge • Kitchen • Two Double
- Bedrooms • Bathroom • Garage • Unfurnished • Available NOW • Call Henleys to view

## Communal Entrance

Entrance door to the side of the building with stairs rising to the first floor.

## Entrance Hall

Glazed entrance door, uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, carpeted flooring, doors to Lounge, Kitchen, Bathroom, Bedroom 1 & 2.

## Lounge

uPVC double glazed window to the rear aspect, wall mounted gas fired radiators, carpeted flooring.

## Bathroom

Obscure uPVC double glazed window to the rear aspect, panel sided bath, pedestal wash hand basin, close couple WC, wall mounted gas fired radiator, tiled splash backs, vinyl type flooring,

## Bedroom 2

uPVC double glazed windows to the side and rear aspect, wall mounted gas fired radiator, carpeted flooring.

## Bedroom 1

uPVC double glazed window to the rear aspect, stained glass decorative windows to the front aspect, wall mounted gas fired radiator, doors to two storage cupboards, carpeted flooring.

## Kitchen

uPVC double glazed 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, space and plumbing for washing machine, space for electric or gas cooker with extractor hood over, space for fridge freezer, wall mounted gas fired boiler, wall mounted gas fired radiator, tiled splash backs, vinyl type flooring.

## Outside

To the rear of the property is a parking area with a garage and one off road parking space in front.

## Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted. Not suitable for young children. Older or retired applicants preferred.,

## Utilities

Mains electric, gas, water and sewerage connected.

## Mobile & Broadband Coverage

There is good mobile coverage inside and outside the property. Super fast broadband available. For further details of networks and providers visit Ofcom's website.

## FEES & DEPOSITS

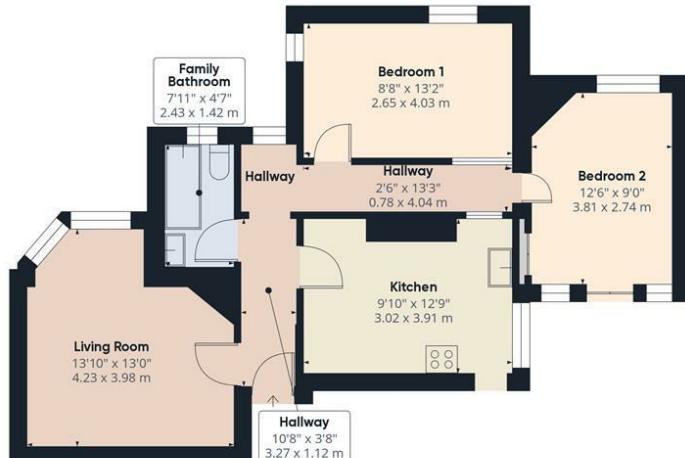
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £206.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£688.47) along with the deposit of £1,032.69 on 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.



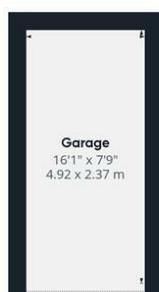




Ground Floor Building 1

Approximate total area<sup>(1)</sup>

754.03 ft<sup>2</sup>  
70.05 m<sup>2</sup>



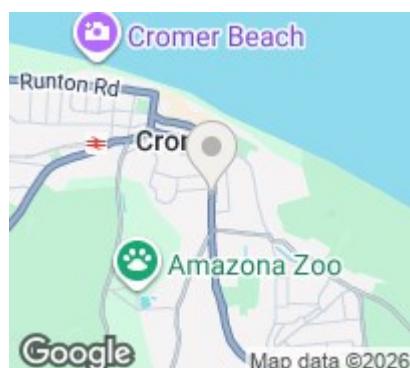
Ground Floor Building 2

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

**H**  
**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.