



Flat 3, 85 Cromer Road, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for let is a very well appointed spacious first floor apartment conveniently situated for Gresham Schools and Holt High Street and its extensive amenities. The beautiful North Norfolk coast is only 3 miles away. The newly refurbished accommodation comprises: entrance hall, sitting/dining room, study recess. Kitchen, double bedroom and a bathroom. The property also enjoys gas fired central heating and uPVC windows. Outside there is a communal garden area, off street parking and a garage. There is also a large private store for bikes etc.

Location

Cromer Road is a much favoured residential area of Holt. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street

Directions

From Holt High Street, proceed to the Cromer Road. Proceed past the garage on your left hand side. Go past Gresham's prep school and then after around 100 yards you find the entrance to 85 Cromer Road on your left hand side just before Greshams School.

Communal Entrance Door

Intercom entry system

Communal Hall

Stairs to first floor

Communal Landing

Private entrance door to apartment

Entrance Hall

Linen cupboard, cloaks cupboard, radiator, intercom handset.

Sitting/Dining Room 21' 8" x 14' max (6.60m x 4.27m max)

2 radiators, television point, double glazed window to front, opening to;

Study Recess 9' 4" x 5' 4" max (2.84m x 1.63m max)

Radiator, double glazed window .

Kitchen 14' 7" x 5' 9" (4.45m x 1.75m)

Wall and base units, rolled edge work surfaces, 1 1/2 bowl sink with mixer tap, Appliances include cooker, washing machine, dishwasher & fridge. Double glazed window.

Bedroom 16' x 12' 5" (4.88m x 3.78m)

Built in wardrobe, 2 double glazed windows , 2 radiators, television point, telephone point.

Bathroom

Panelled bath with shower over and screen, wc, pedestal wash basin, heated towel rails, extractor.

Outside

Useful communal store room and communal paved terrace with stocked border., garage.

General Information

Rent: £1000 per calendar month payable in advance.

Damages Deposit: £1153 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: B

Local Authority: North Norfolk District Council, Tel: 01263 513811.

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: There will be a holding deposit of £200 which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Availability: The property is available from now

Type and length of tenancy: Unfurnished, assured short hold tenancy, initially 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. **NO PETS**

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880.

Ref: H313383L

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

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