



## Garden Street Cromer

£875

A brand new two bedroom first floor flat situated in Cromer Town Centre. Comprising Lounge/Kitchenette, Two Double Bedroom and Bathroom. High heat retention storage heating. Unfurnished & Available NOW. Call Henleys to view.



- Brand New First Floor Flat
- Lounge/Kitchenette
- Two Double Bedrooms
- Bathroom
- High Heat Retention Storage Heating

### Communal Entrance

The property is approached via an accessway from Garden Street leading to an external staircase and further to the communal entrance door.

Recently refurbished the spacious communal entrance hall has stairs rising to all floors and doors to all apartments.

### Entrance Hall

Entrance door, large storage cupboard with shelving, hot water tank and plumbing for washing machine, engineered wood flooring, doors to Lounge, Bedrooms 1, 2 and Bathroom.

### Lounge/Kitchenette

Lounge Area:

Bow window to the front aspect, high heat retention Dimplex Quantum storage heater, TV aerial point, engineered oak flooring.

Kitchen Area:

Range of base and wall mounted units set beneath marble effect worksurface, inset ceramic one and a half bowl sink and drainer unit with chrome mixer tap over, integrated fridge freezer, inset induction hob, built in electric oven, engineered oak flooring.

### Bedroom 1

Wooden framed double glaze sash window to the front aspect, high heat retention Dimplex Quantum storage heater, carpeted flooring.

### Bedroom 2

uPVC double glazed window to the rear aspect, high heat retention Dimplex Quantum storage heater, carpeted flooring.

### Bathroom

Wooden panel sided bath with tap and rainfall shower style shower over, concealed cistern dual flush WC, counter top basin and mixer tap over, chrome wall mounted ladder style heated towel rail, extractor fan, tiled splash backs, vinyl type flooring.

### Restrictions

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

### Tenure

The initial tenancy offer for this property is 12 months with the possibility of either continuing on a monthly basis or renewing for a further fixed term.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £201.92 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£673.08) along with the deposit of £1,009.61 on the first day of the tenancy.

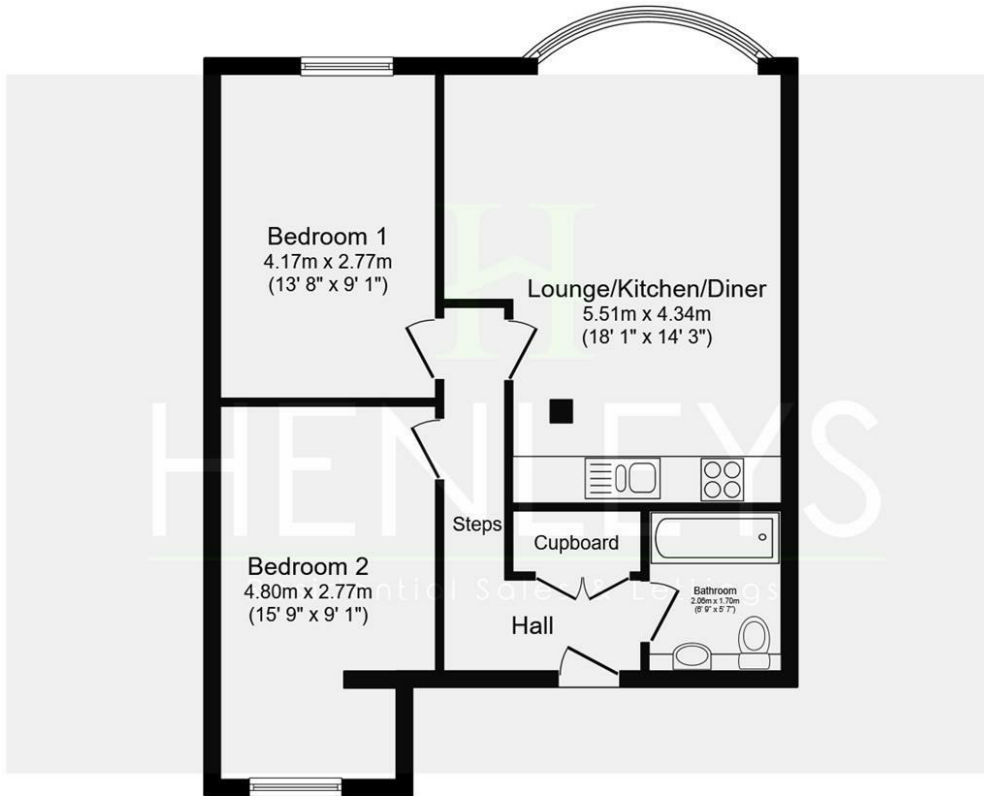
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.



• Town Centre Location • Unfurnished • Available NOW • Call Henleys to view





**Floor Plan**

Total floor area 59.9 m<sup>2</sup> (645 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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