



Norwich Road
Cromer

£675 PCM

A well presented one bedroom top floor flat with off road parking situated close to Cromer Town Centre. Comprising Lounge with kitchenette, double bedroom, bathroom, communal roof terrace with sea views and off road parking. Unfurnished & available April 2024. Call Henleys to view.



- Well Presented Second Floor Flat
- Lounge with Kitchenette
- Double Bedroom
- Bathroom
- Communal Roof Terrace

COMMUNAL ENTRANCE

Stairs leading to all floor, door to Roof Terrace, door to Flat.

ENTRANCE HALL

Newly fitted carpet, doors to Bathroom, Bedroom and Lounge/Kitchenette.

LOUNGE/KITCHENETTE

uPVC double glazed windows to the rear and side aspects, range of base and wall mounted unit set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, electric cooker (left at goodwill) with stainless steel chimney style cooker hood over, under counter fridge (left at goodwill), wall mounted gas fired radiator, TV aerial point. SKY TV point, cupboard housing wall mounted gas fired boiler, tiled splash backs, tiled effect vinyl type flooring, newly fitted carpet.

BEDROOM

Double bedroom with uPVC double glazed window to the side aspect, wall mounted gas fired radiator, newly fitted carpet, large walk in wardrobe with hanging rail and shelf.

BATHROOM

Wooden panel sided bath with thermostatic shower over, pedestal wash hand basin, WC, wall mounted gas fired radiator, tiled splash backs, tiled effect vinyl flooring, storage cupboard with shelving.

COMMUNAL ROOF TERRACE

Tenants have the use of a small roof terrace ideal for sitting out or drying washing. The roof terrace is situated at the rear of the building and offers sea views.

OUTSIDE

To the front of the property is a communal brick weave parking

area with off road parking for one car.

To the rear of the property is a communal garden.

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 & BROADBAND COVERAGE

Superfast broadband available. Good indoor and outdoor mobile coverage with most networks. 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 £155.76 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£519.24) along with the deposit of £778.84 on the first day of the tenancy.

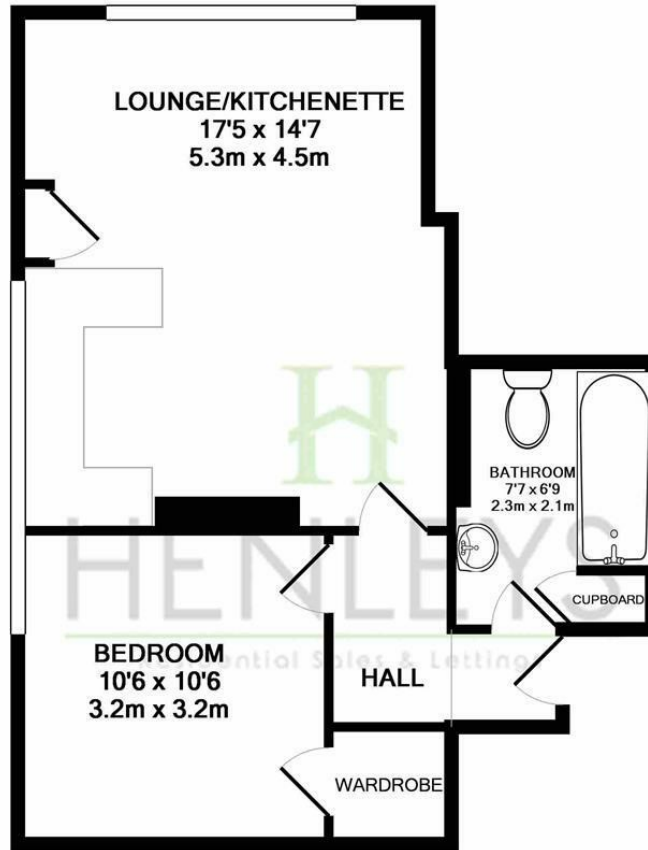
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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



- Off Road Parking
- Close to Town Centre
- Unfurnished
- Available End Beginning April 2024
- Call Henleys to view





TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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