

Beach Road Cromer

£675

A well presented first floor flat with allocated parking situated close to Cromer Town Centre & Amenities. Comprising Lounge, Kitchen, Double Bedroom, Bathroom and Off Road Parking. Furnished & Available Beginning May 2024. Call Henleys to view.



- First Floor Flat • Lounge/Diner • Kitchen • Double Bedroom • Bathroom • Allocated Off Road Parking • Furnished • Available Beginning May 2024. • Call Henleys to view

Communal Entrance

Entrance doors from both the front and rear aspects, stairs leading to all floors.

Entrance Hall

Door from communal entrance hall, carpeted flooring, doors to Lounge, Kitchen and Bathroom.

Lounge

uPVC double glazed bay window to the front aspect, feature fireplace with inset electric fire, TV aerial point, wall mounted gas fired radiator, carpeted flooring, decorative coving to the ceiling, door to Bedroom.

Bedroom

uPVC double doors to the front aspect, wall mounted gas fired radiator, carpeted flooring, decorative coving to the ceiling.

Bathroom

Panel sided bath with thermostatic shower over, pedestal wash hand basin, close coupled WC, wall mounted gas fired radiator, wall mounted heated towel rail, fully tiled walls, tiled effect vinyl type flooring.

Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, freestanding electric cooker, fridge freezer, wall mounted gas fired boiler, wall mounted gas fired radiator, tiled splash backs, wood effect vinyl type flooring.

Outside

To the rear of the property is a parking area with one allocated parking space.

Furnishing

The property is let furnished as seen, however some smaller items of furniture may be able to be removed upon request.

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 mobile coverage indoors and outdoors. For further information on networks and providers please visit <https://checker.ofcom.org.uk/>.

FEES & DEPOSITS

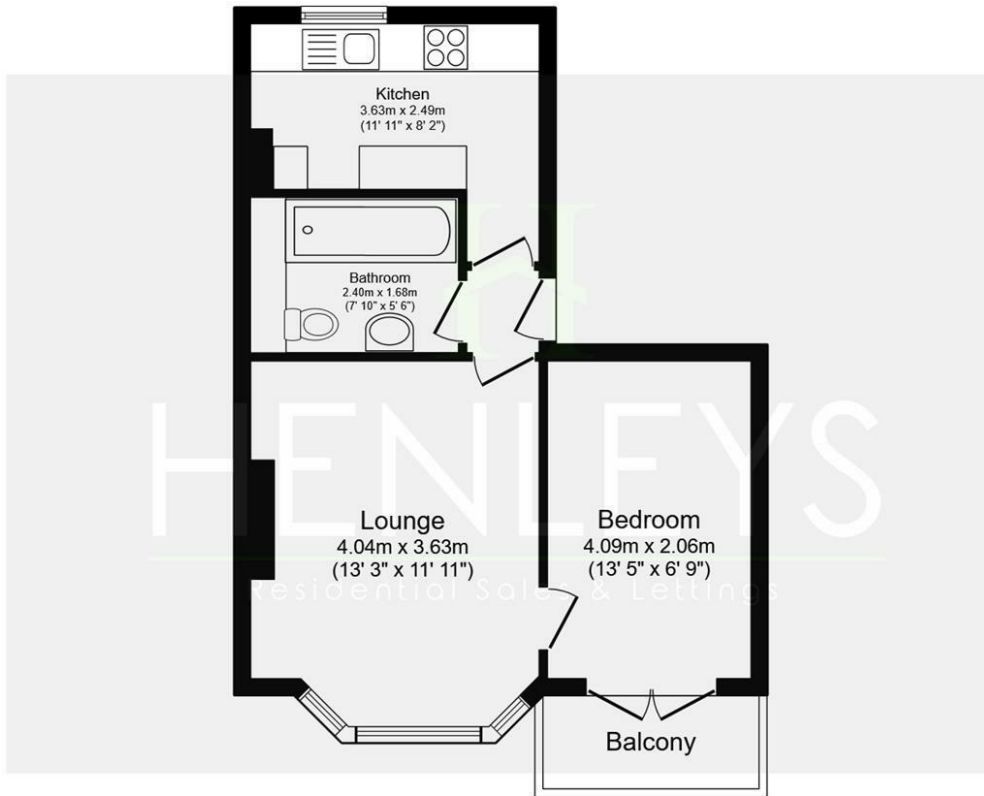
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £155.76 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£519.24) along with the deposit of £778.84 on the 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.







Floor Plan

Total floor area 42.0 sq.m. (452 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) A		
(81-91) B	79	81
(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	



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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