



**Church Street
Cromer**

£775 PCM

A very well presented maisonette situated in Cromer Town Centre. Comprising Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom & Cloakroom/WC. Unfurnished & Available NOW. Call Henleys to view.



- Well Presented Maisonette • Open Plan Lounge/Kitchen • Two Bedrooms • Bathroom • Cloakroom/WC

Private Entrance

External covered metal staircase leading to the flat entrance door.

Entrance Hall

Wall mounted gas fired radiator, inset doormat, carpeted flooring, door to Lounge/Kitchen, stairs rising to the first floor.

Lounge/Kitchen

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, inset electric hob with stainless steel chimney style extractor hood over, built in electric oven, space for fridge freezer, wall mounted gas fired boiler, tiled splash backs, wall mounted gas fired radiator, small understairs storage cupboard, wood effect flooring, door to Cloakroom/WC, uPVC double glazed doors to Juliette Balcony.

Cloakroom/WC

Low level dual flush WC, wall mounted corner wash hand basin, tiled splash backs, wood effect flooring.

Stairs & Landing

uPVC double glazed window to the rear aspect, stairs rising from the ground floor, carpeted flooring, doors to Bedrooms 1, 2 and Bathroom.

Bedroom 1

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, carpeted flooring.

Bedroom 2

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, carpeted flooring.

Bathroom

Velux window to the roof, panel sided bath with thermostatic shower over, pedestal wash hand basin, close coupled dual flush WC, shaver point and light, wall mounted gas fired radiator, extractor fan, tiled splash backs, wood effect flooring.

Agents Note

Please note that there is no parking with this property. Parking is allocated for other properties and the carpark is monitored via a Parking Enforcement Company.

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. Mobile coverage indoors limited on some networks such as EE & Vodafone, likely coverage outdoors with most networks. For further information on networks and providers please see Ofcom's website.

Tenure

The initial tenancy will be for a minimum term of 12 months and will continue month by month thereafter indefinitely.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £178.84 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£596.16) along with the deposit of £894.23 on the first day of the tenancy.

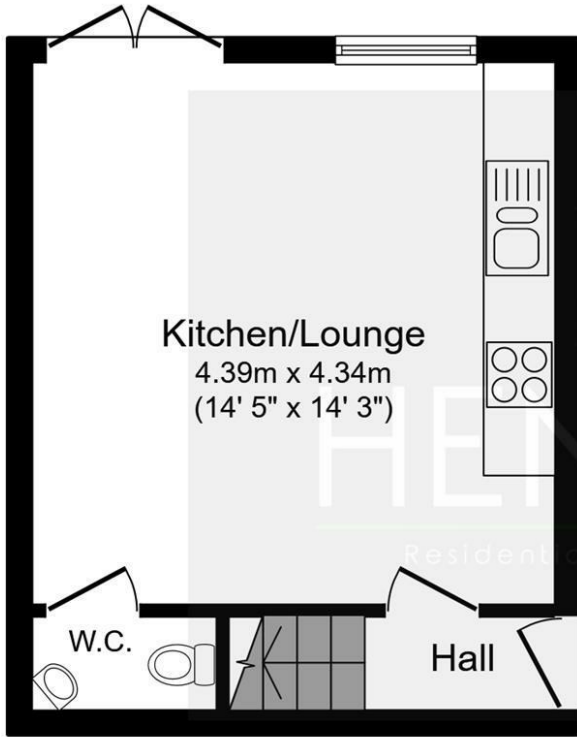


- Private Entrance
- Unfurnished
- Available Beginning June 2024
- Call Henleys to view

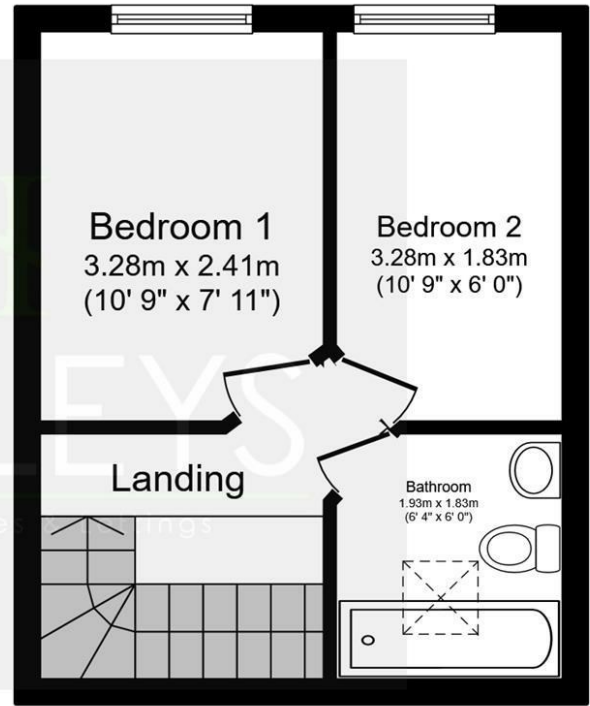
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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





Ground Floor
Floor area 23.9 m² (257 sq.ft.)



First Floor
Floor area 23.9 m² (257 sq.ft.)

TOTAL: 47.8 m² (515 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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	



Cromer Lettings
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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