



Holt Road Cromer

£700 PCM

A rare opportunity to rent this apartment within the newest retirement complex in Cromer with lift to all floors. Situated on the first floor & comprises Lounge, Kitchen, Bedroom & Shower Room. Full use of all facilities including gardens, residents lounge & roof terrace. Available Furnished or Unfurnished NOW. Call Henleys to view.



- Retirement Apartment • Lounge • Kitchen • One Double Bedroom • Shower Room • Communal Gardens and Roof Terrace

Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

Communal Entrance Hall

Secure entrance doors leading into communal hall, stairs leading to the first floor, lift access to all floors, residents lounge is situated on the first floor.

Entrance Hall

Wide entrance hall, emergency pull cord and control panel, carpeted flooring with under floor heating, doors to Shower Room, Airing Cupboard housing electric boiler and washing machine point, Bedroom and Lounge.

Lounge/Diner

uPVC double glazed box bay window to the front aspect with views towards Cromer Town Centre, uPVC double glazed window to the side aspect, satellite TV point, telephone point, carpeted flooring with under floor heating, open to Kitchen.

Kitchen

uPVC double glazed window to the side aspect, range of base and wall mounted unit set beneath wood effect work surfaces, inset sink and drainer unit with mixer tap over, inset ceramic hob with stainless steel chimney style extractor hood over, built in electric oven, integrated fridge freezer, tiled splash backs, tiled flooring.

Bedroom

uPVC double glazed window to the front aspect, built in wardrobe with hanging rail and sliding mirrored doors, TV point, telephone point, carpeted flooring with underfloor heating.

Shower Room

Large shower cubicle with wall mounted shower and sliding shower door, wall mounted wash hand basin with drawers below, close coupled dual flush WC, wall mounted heated towel rail, fully tiled walls and flooring, emergency pull cord.

Residents Lounge

Located on the first floor the residents lounge comprising of large seating area with various arm chairs, settees and television. Tucked away in one corner is the residents kitchen with kettles, fridge, crockery and sink. Doors to the rear aspect open into the Communal garden and patio area.

Outside

To the front of the property is a communal mobility scooter store. There is a communal garden and seating area located at the rear



- Residents Lounge • Lift Access. Over 60's Only • Furnished or Unfurnished & Available NOW • Call Henleys to view

of the building and on the top floor is a communal roof terrace with rooftop views over the town centre, churchy and sea.

There is a parking area to the front with the possibility of renting a parking space at an additional cost. (Subject to availability).

Service Charges

The tenants will be responsible for paying an additional amount of £243.74 per month for the service charges which include the water rates and contribution towards the residents communal areas. Please note the service charges do increase slightly on a yearly basis.

Restrictions

Over 60's only. Applicants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

Tenure

The initial tenancy will be for a term of 12 months and then continuing on a month by month basis thereafter.

Utilities

Mains electricity, water and sewerage connected.

Mobile & Broadband Coverage

TV and telephone point present however they have not been checked for working connections. Superfast broadband available. Mobile coverage indoors is limited depending on network, coverage outdoors is likely with most networks. For more information on networks and providers please visit Ofcom's website.

FEES & DEPOSITS

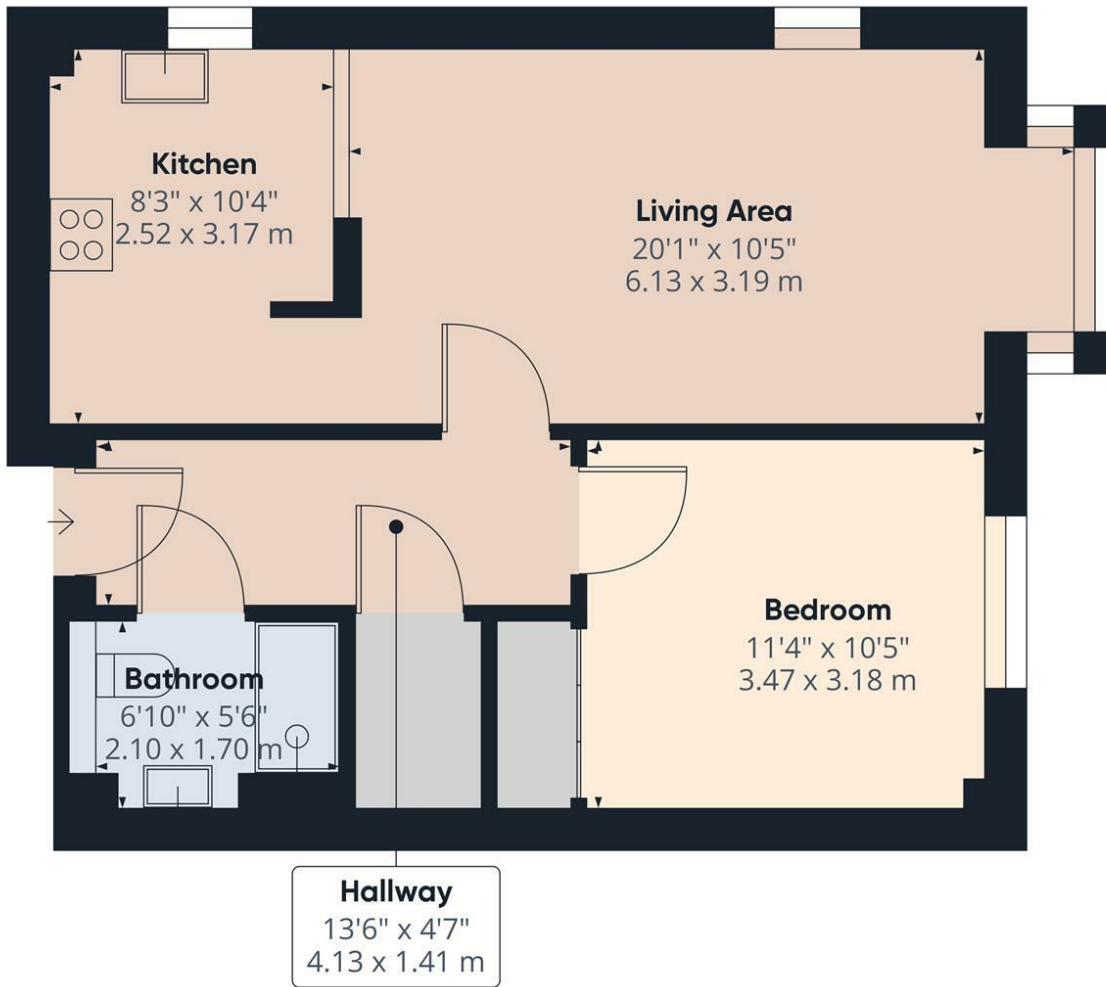
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £161.53 to secure the

property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£538.47) along with the deposit of £807.69 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.





Approximate total area¹⁰
551.25 ft²
51.21 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

HENLEYS
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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