



## CHURCH STREET , SHERINGHAM, NR26 8QR

£950 PCM

A spacious first floor apartment situation in Sheringham Town Centre. Comprising Lounge/Dining Room, Study, Spacious Kitchen, Three Double Bedrooms, Bathroom & Separate WC. Unfurnished & Available NOW. Call Henleys to view.

  
Residential Sales & Lettings

# CHURCH STREET

- Spacious First Floor

Apartment • Lounge/Diner • Kitchen • Study •

Double Bedrooms • Bathroom & Separate

WC • Town Centre

Location • Unfurnished • Available NOW • Call

Henleys to view



## Entrance

uPVC double glazed entrance door, stairs rising to the first floor.

## Hallway

Carpeted flooring, wall mounted electric radiator, hatch to loft space, doors to WC, Kitchen, Lounge/Diner, Bathroom, Bedrooms 1, 2 & 3.

## WC

Obscure uPVC double glazed window to the rear aspect, WC, tiled effect flooring.

## Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, integrated dishwasher, washing machine (left at goodwill), tumble dryer (left at goodwill), inset gas hob with stainless steel chimney style extractor hood over, built in electric oven, fridge freezer (left at goodwill), serving hatch to lounge/diner, wall mounted electric radiator, wall mounted electric boiler, tiled splash backs, tiled effect vinyl type flooring.

## Lounge/Diner

Split level room with uPVC double glazed window to the front aspect, wall mounted electric radiators, carpeted flooring, open to Study.

## Study

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

## Bathroom

Panel sided bath with electric shower over, vanity unit with inset wash hand basin and cupboard below, shaver point and light, chrome ladder style heated towel rail, wood effect flooring.

## Bedroom 2

Double bedroom with uPVC double glazed window to the front aspect, wall mounted electric radiator, high level built in cupboard, carpeted flooring.

## Bedroom 3

Double bedroom with uPVC double glazed window to the side aspect, built in wardrobe, wall mounted electric radiator, carpeted flooring.

## Bedroom 1

Double bedroom with uPVC double glazed window to the rear aspect, wall mounted electric radiator, two wardrobes, built in storage cupboard with window, carpeted flooring.

## Outside

The property is access via an access between the Sheringham Little Theatre and Bannings Butchers to the rear of the building. You enter the property via a private entrance door.

## Restrictions

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

## Utilities

The rent includes general electricity, gas, water,

sewerage and refuse collection.

Tenants will need to arrange and pay for the council tax, telephone, cable or satellite TV and TV licence.

The cost of the electric powering the boiler for heating and hot water will be billable by the landlords via a submeter each month.

### Mobile & Broadband Coverage

Superfast broadband available. Very good mobile service both indoors and outdoors on most networks. For further information on networks and providers please see Ofcom's website.

### FEES & DEPOSITS

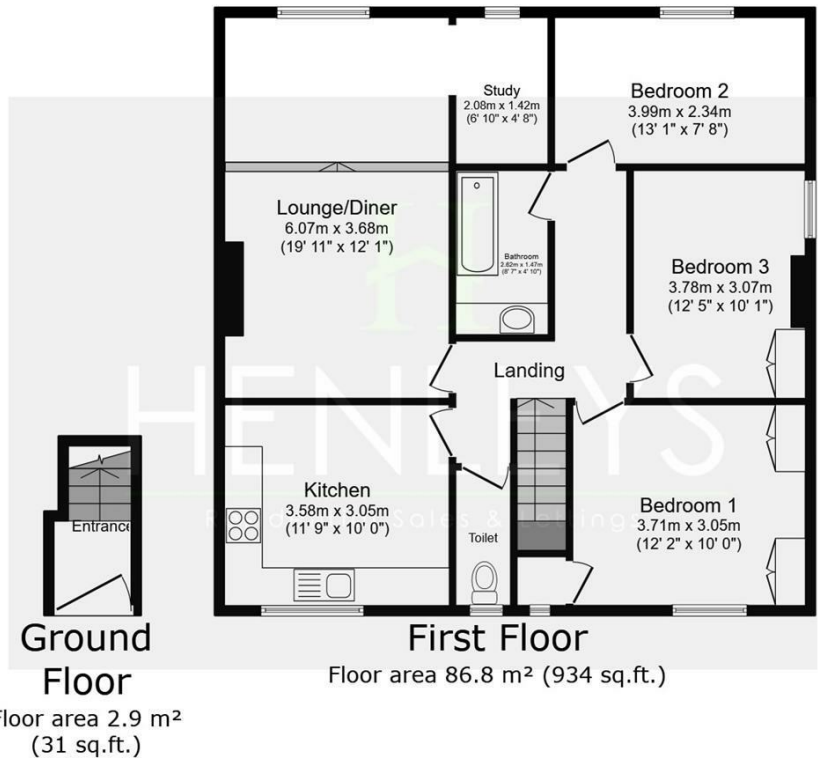
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £219.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£730.77) along with the deposit of £1,096.15 on 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.

## FLAT AT 5 CHURCH STREET





TOTAL: 89.6 m<sup>2</sup> (965 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		
(69-80)	C		72
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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