



**Cabbell Road**  
**Cromer**

**£925 PCM**

A well presented two bedroom maisonette situated close to Cromer Town Centre. Comprising Lounge, Kitchen, Two Bedrooms, Bathroom & Bathroom. Unfurnished & Available Mid June 2024. Call Henleys to view.



- Well presented Maisonette • Lounge • Kitchen • Two Bedrooms • Bathroom • Views over Cromer Town

### COMMUNAL ENTRANCE

Stairs to all floors.

### HALLWAY

Doors to Bedrooms 1 & 2, kitchen and bathroom. Wall mounted radiator and stairs to the Lounge/Diner.

### LOUNGE/DINER

Double glazed to the front and rear aspects with wonderful views to the rear overlooking Cromer Town, Cromer church and the Lighthouse. Wall mounted radiators, TV and phone points.

Recessed alcove and eaves storage cupboards.

### KITCHEN

Double glazed to the rear aspect with lovely views over Cromer town. A range of base and wall units with worktops over. Inset 4 ring halogen hob with an integral electric oven and grill. Stainless steel twin sink and draining board. Space for fridge and freezer, space and plumbing for washing machine.

### BEDROOM 1

Double glazed to the front aspect with a wall mounted radiator.

### BEDROOM 2

Double glazed to the front aspect with a wall mounted radiator.

### BATHROOM

A modern bathroom with a bath and shower over with tiled splash-backs, a low-level Wc and a wash hand basin. Wall mounted towel rail heater. Gas boiler.

### RESTRICTIONS

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

### TENURE

The initial tenancy offer for this property is 12 months with the possibility of either continuing on a monthly basis or renewing for a further fixed term.

### UTILITIES

Mains electricity, gas, water and sewerage connected. Electricity and water charges and billed by the landlord each month, electricity is via a sub meter and water is a set amount each month based on the number of tenants in residence.

### MOBILE & BROADBAND COVERAGE

Superfast broadband available. Likely mobile coverage on most networks indoors and outdoors. For more information on networks and providers please visit Ofcom's website.

### FEES AND DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £132.69 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£442.31) along with the deposit of £663.46 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.

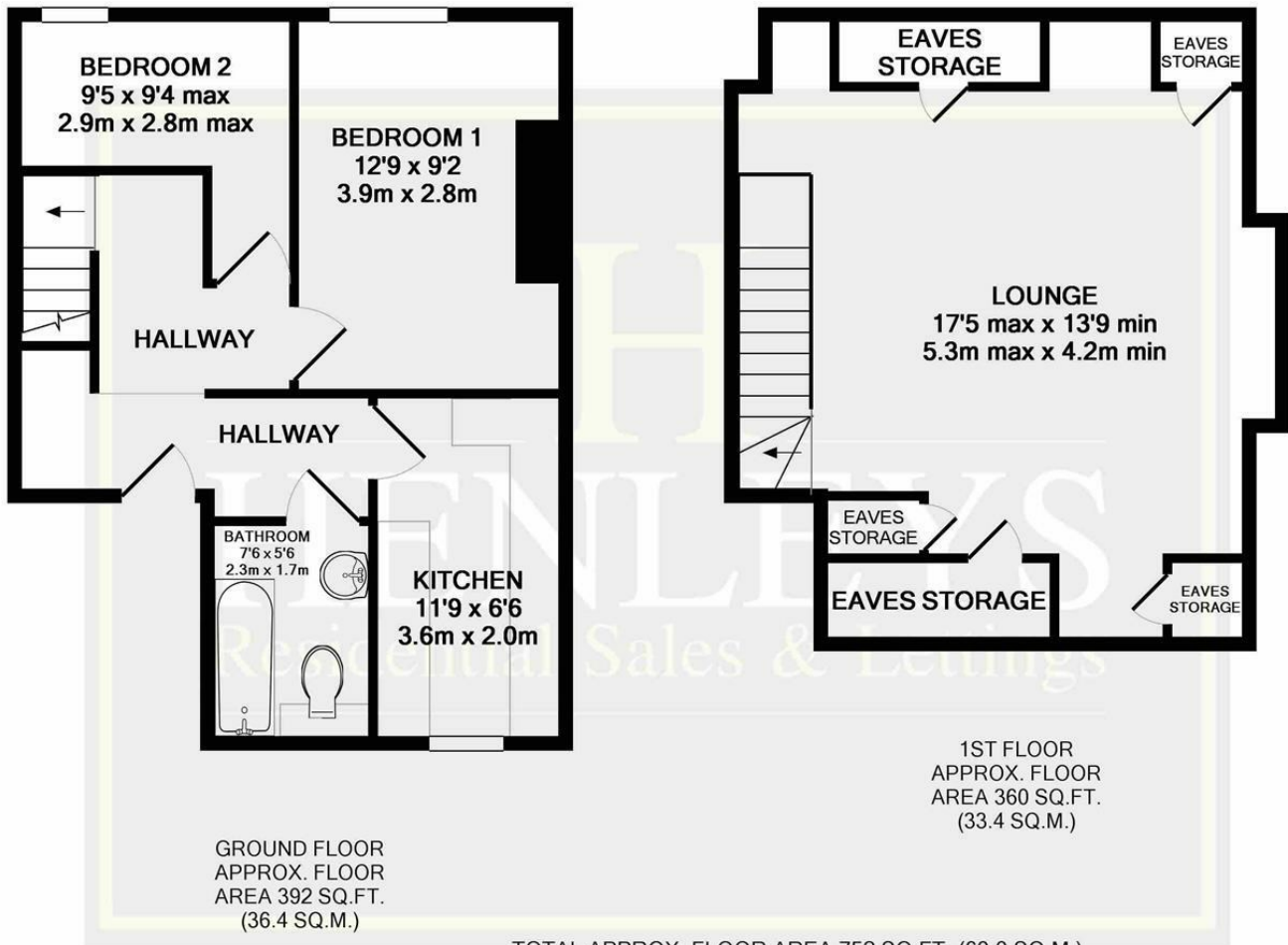
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





- Gas Central Heating & Double Glazing Throughout
- Unfurnished
- Available Mid June 2024
- Call Henleys to view





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                      | 78        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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 |           |