



Runton House Close
West Runton Cromer

£895 PCM

A spacious first floor flat situated in the village of West Runton. Comprising Spacious Lounge, Kitchen, Two Double Bedrooms with Sea Glimpses, Shower Room. Allocated Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.



- First Floor Flat • Spacious Lounge • Kitchen • Two Double Bedrooms with Sea Glimpses • Shower Room • Allocated Off Road Parking • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance

Communal entrance door with carpeted stairs leading to all floors.

Entrance Hall

Entrance door, wall mounted gas fired radiator, carpeted flooring, storage cupboard, doors to Lounge, Kitchen, Bedrooms 1, 2 and Shower Room.

Lounge

Spacious lounge with uPVC double glazed sash windows to the front aspect, wall mounted gas fired radiator, carpeted flooring, large serving hatch to Kitchen.

Kitchen

Range of base and wall mounted units set beneath roll edge worksurfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric with concealed extractor hood over, built in electric oven, space for under counter fridge, tiled splash backs, vinyl type flooring (new flooring to be laid prior to tenancy), large serving area to Lounge.

Bedroom 2

Double bedroom with uPVC double glazed door to Juliet Balcony to the rear aspect with sea glimpse, wall mounted gas fired radiator, built in wardrobe with hanging rail and shelf, built in cupboard housing boiler, carpeted flooring.

Bedroom 1

Double bedroom with uPVC double glazed bay window with window seat and sea glimpse to the rear aspect, built in wardrobe with hanging rail and shelf, wall mounted gas fired radiator, carpeted flooring.

Shower Room

Large shower cubicle with dual shower heads, vanity unit with concealed cistern dual flush WC and inset wash handbasin with mixer tap over and cupboard below, chrome ladder style heated towel rail, extractor fan, tiled splash backs, wood effect vinyl type flooring.

Outside

To the front of the property is a communal parking area with one allocated off road parking space. A path leads through a communal garden to the entrance to the building.

Restrictions

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

FEES & DEPOSITS

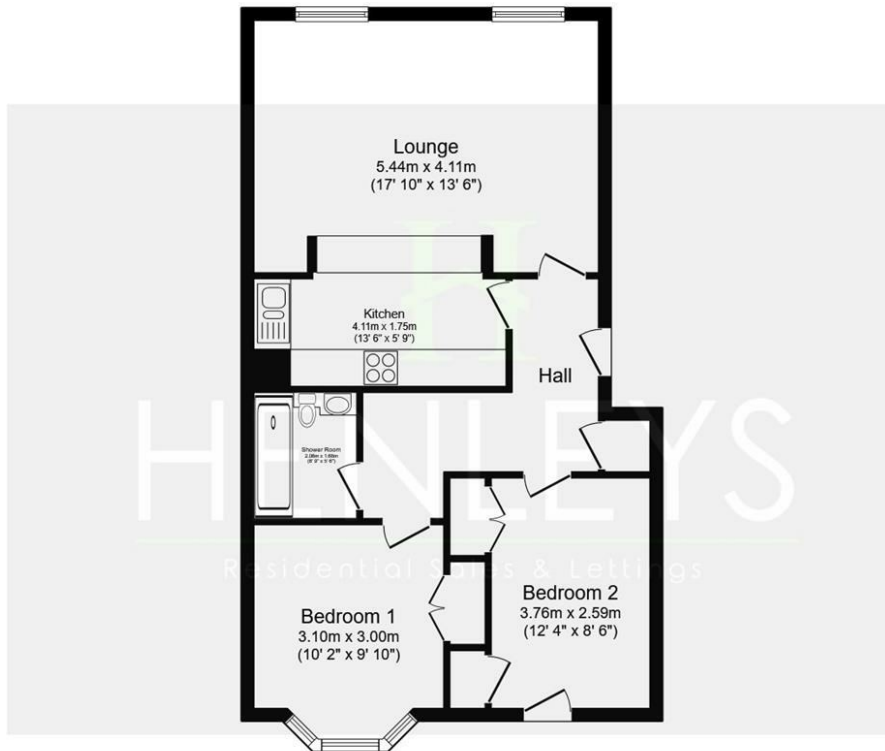
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £206.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£688.47) along with the deposit of £1,032.69 on 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.







Floor Plan
Floor area 67.8 m² (730 sq.ft.)

TOTAL: 67.8 m² (730 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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