



Vicarage Road
Cromer

£625 PCM

****APPLICATIONS RECEIVED**** A first floor flat situated closed to Cromer Town Centre. Comprising Lounge, Kitchen, Bedroom & Bathroom. Gas Central Heating. Unfurnished & Available Mid December 2024. Call Henleys to view.



- First Floor Flat • Lounge • Kitchen • Bedroom • Bathroom • Close to Cromer Town Centre & Amenities • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance

Communal entrance door, entrance hall, carpeted stairs rising to all floors.

Entrance Hall

Carpeted flooring, doors to Lounge, Kitchen and Bathroom.

Lounge

Double glazed bay window to the front aspect with rooftop views of Cromer Church, wall mounted gas fired radiator, positive ventilation system, carpeted flooring, decorative ceiling rose, door to Bedroom.

Bedroom

Single/Small Double bedroom with double glazed sash window to the front aspect, security entry phone, wall mounted gas fired radiator, carpeted flooring.

Kitchen

Single glazed sash window to the rear aspect, range of base and wall mounted units set beneath worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, space for under counter fridge (left at goodwill), inset electric hob with built in electric oven below, wall mounted gas fired boiler, tiled splash backs, wiles effect vinyl type flooring, extractor fan.

Bathroom

Panel sided bath with wall mounted electric shower over, pedestal wash hand basin, close coupled dual flush WC, shaver point, wall mounted has fired radiator, tiles splash backs, tiled effect vinyl type flooring, positive ventilation system.

Outside

To the front of the property is a small communal garden with path leading to the front entrance door.

To the rear of the property is a communal courtyard area with rotary washing line and bike parking area.

Restrictions

Smoking is not permitted within the property. Pets not permitted.

FEES & DEPOSITS

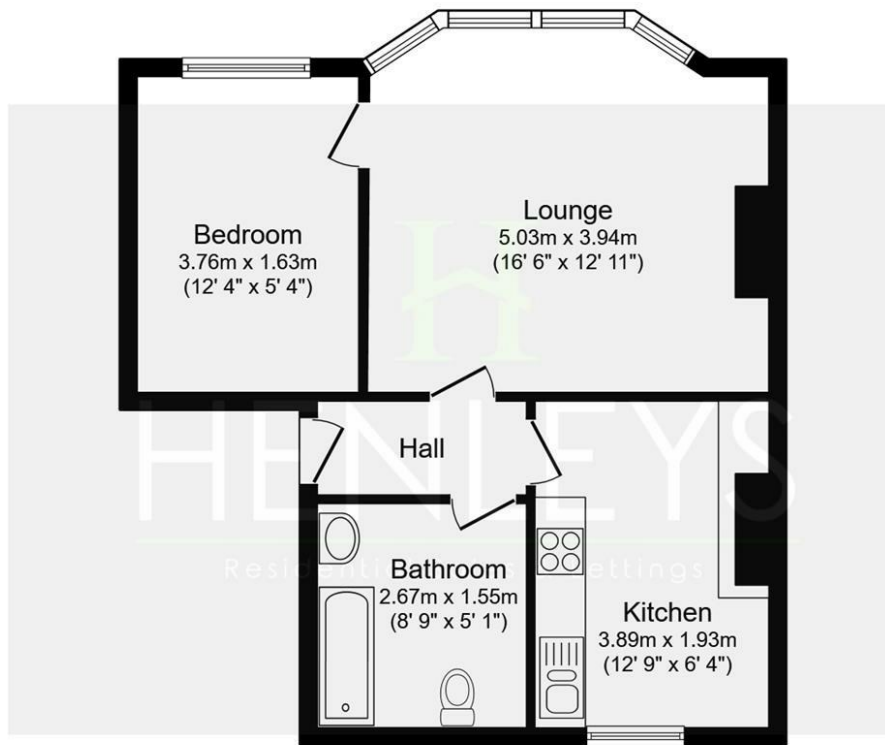
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £144.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£480.77) along with the deposit of £721.15 on the 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.



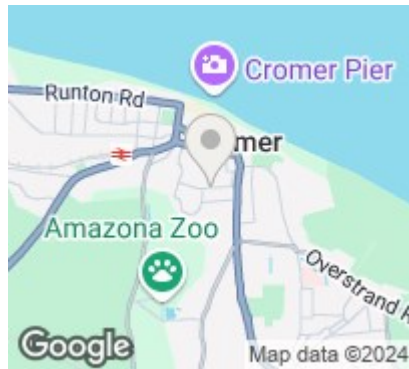




Floor Plan
Floor area 67.5 m² (726 sq.ft.)

TOTAL: 67.5 m² (726 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 | | |
| (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 | |



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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