



Cromer Road Mundesley Norwich

£875 PCM

A two bedroom third floor apartment with lift situated on the outskirts of Mundesley. Comprising Lounge, Kitchen/Breakfast Room, Two Bedrooms, Shower Room & Off Road Parking. Countryside & Sea Views. Unfurnished & Available NOW. Call Henleys to view.



- Third Floor Apartment • Lounge • Kitchen/Breakfast Room • Two Bedrooms • Shower Room • Off Road Parking • Sea & Countryside Views • Unfurnished • Available NOW • Call Henleys to view

COMMUNAL ENTRANCE HALL

Secure entry door, large entrance hall with stairs leading to all floors, lift to all floors.

HALL

Wood effect laminate flooring, wall mounted electric heater, storage cupboard, doors leading to Lounge, Kitchen, Bedrooms and Shower Room.

BEDROOM 1

Double bedroom with uPVC double glazed window to the side aspect with far reaching sea views, wall mounted electric heater, wood effect laminate flooring.

LOUNGE

uPVC double glazed window to the front aspect with countryside views, wall mounted electric heater, wood effect laminate flooring.

BEDROOM 2

Twin bedroom with uPVC double glazed window to the front aspect with countryside views, wall mounted electric heater, wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM

uPVC double glazed window to the front aspect with countryside views, range of base and wall mounted units set beneath work surfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, under counter fridge, freestanding electric cooker, with stainless steel chimney style extractor hood over, kick board heater, tiled splash backs, wood effect laminate flooring.

SHOWER ROOM

Corner shower cubicle with wall mounted electric shower, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted electric heated towel rail, shaver point, tiled splash backs, tiled flooring.

OUTSIDE

Across the road from the building is a communal carpark providing off road parking.

RESTRICTIONS

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

TENURE

The initial tenancy term will be for 12 months and will continue on a month by month basis until either party gives notice.

UTILITIES

Mains electric, water and sewerage is connected.

MOBILE & BROADBAND COVERAGE

Very good mobile phone service inside and outside the property. Superfast broadband available. For further information on networks and providers visit <https://checker.ofcom.org.uk/>.

FEES AND DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £196.15 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£653.85) along with the deposit of £980.76 on the first day of the tenancy.

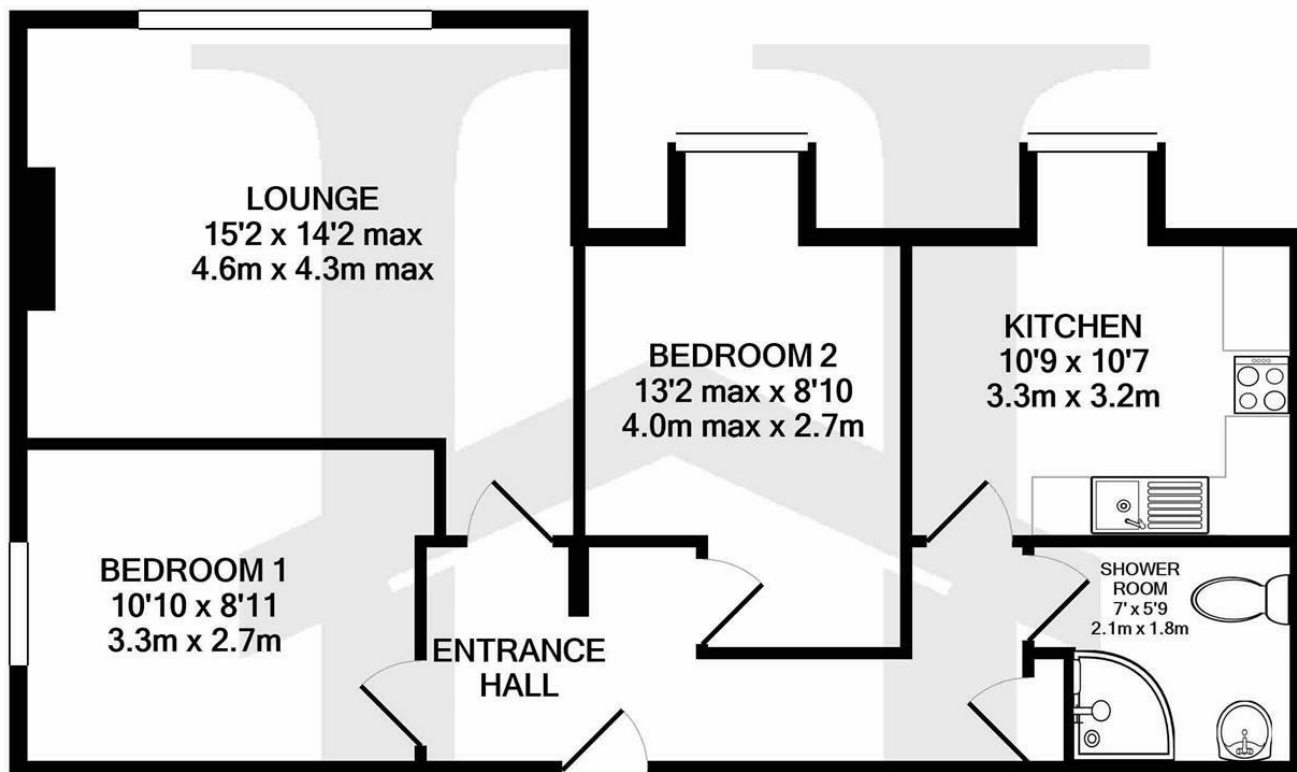
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.





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





TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73
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