



## Runton House Close West Runton Cromer

£925

A well presented two bedroom second floor apartment situated in the popular residential area of West Runton. Comprising Lounge/Diner, Kitchen, Two Double Bedrooms, Bathroom, Allocated Off Road Parking & Communal Gardens. Furnished or Unfurnished. Available NOW. Call Henleys to view.



- Second Floor Apartment • Lounge/Diner • Kitchen • Two Double Bedrooms • Bathroom • Allocated Off Road Parking

### Communal Entrance Hall

Communal entrance door, carpeted stairs leading to both floors.

### Entrance Hall

Built in storage cupboard, wall mounted gas fired radiator, carpeted flooring, doors to Lounge, Kitchen, Bedrooms 1, 2 and Bathroom.

### Lounge/Diner

uPVC double glazed sash windows to the front aspect, wall mounted gas fired radiators, TV aerial point, carpeted flooring.

### Kitchen

Range of base and wall mounted units set beneath roll edge worksurfaces. inset one and a half bowl sink and drainer unit with mixer tap over, washing machine, under counter fridge, inset electric hob, with extractor hood over, built in electric oven, tiled splash backs, tiled flooring, telephone point (connections not checked).

### Bathroom

Panel sided bath with mixer tap and thermostatic shower over, vanity unit with inset wash hand basin with cupboard below, close coupled WC, ladder style heated towel rail, shaver point and light, extractor fan, tiled splash backs, tiled effect flooring.

### Bedroom 1

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

### Bedroom 2

Double/Twin with uPVC double glazed sash window to the rear aspect with field and sea views, wall mounted gas fired radiator, built cupboard housing gas fired boiler, built in wardrobe with hanging rail and shelf, carpeted flooring.

### Outside

To the front of the property is a communal parking area with one allocated off road parking space and a path leading through the communal garden to the front entrance door.

### 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 £213.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£711.54) along with the deposit of £1,067.30 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.

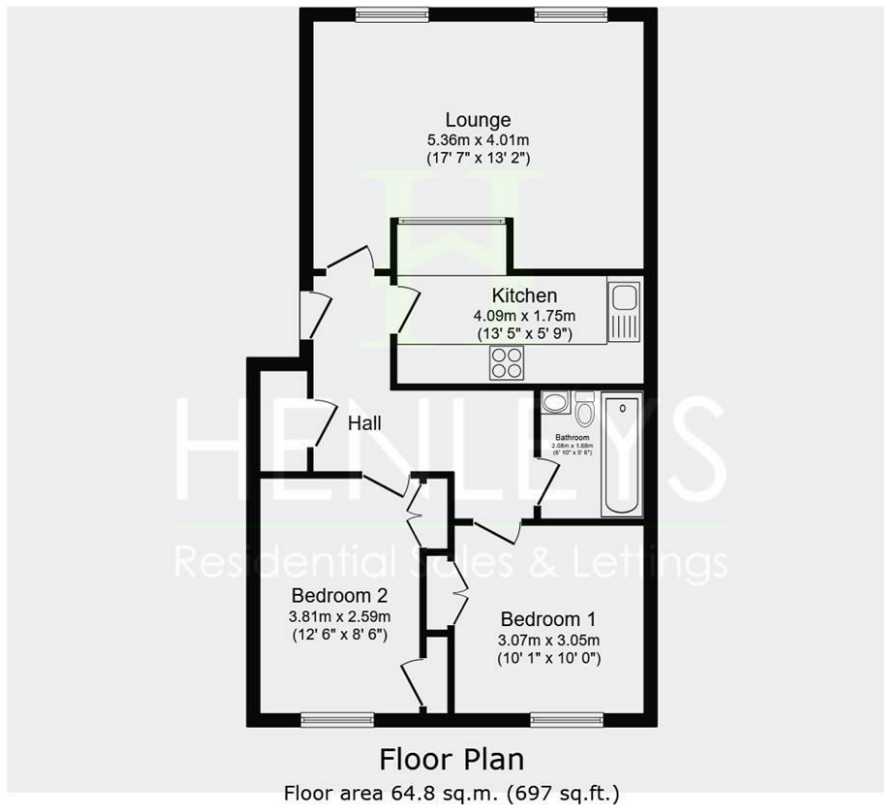
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





- Communal Gardens • Furnished or Unfurnished • Available NOW • Call Henleys to view





Total floor area: 64.8 sq.m. (697 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	75
(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