



High Street Cromer

£695 PCM

APPLICATIONS RECEIVED Very well presented one bedroom first floor apartment situated in Cromer Town Centre. Comprising open plan Lounge/Kitchen, Double Bedroom & Bathroom. Double glazing throughout, secure entrance. Communal patio area. Allocated Off Road Parking. Available Unfurnished Mid July 2025. Call Henleys to view.



- First Floor Apartment • Lounge/Kitchen • Double Bedroom • Bathroom • Allocated Parking • Communal Patio

OVERVIEW

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COMMUNAL ENTRANCE

The apartment is approached via a brick staircase from High Street and is secured by a locked gate which leads onto a communal patio area providing access to all apartments. A second staircase leads into the carpark area. A door leads into a communal entrance hall with doors leading to 4 other apartments.

ENTRANCE HALL

Wood effect flooring, doors leading to Lounge/Kitchen, Bedroom and Bathroom.

LOUNGE/KITCHEN

Two uPVC double glazed windows to the rear aspect, range of base and wall units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for under counter fridge, inset ceramic hob with stainless steel chimney style extractor hood over, built in electric oven, tiled splash backs, wall mounted electric radiator, wood effect flooring.

BEDROOM

Double with uPVC double glazed window to the rear aspect, wall mounted electric radiator, door to boiler cupboard, wood effect flooring.

BATHROOM

White suite comprising panel sided bath with mixer tap, wall

mounted shower over, glass shower screen, low level close coupled dual flush WC, vanity unit with inset wash hand basin with mixer tap over and cupboard below, tiled splash backs, wood effect flooring.

RESTRICTIONS

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

MOBILE & BROADBAND COVERAGE

Very good mobile coverage on all networks and superfast broadband availability. For full details and to check networks and service provider please 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 £160.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£534.62) along with the deposit of £801.92 on the first day of the tenancy.

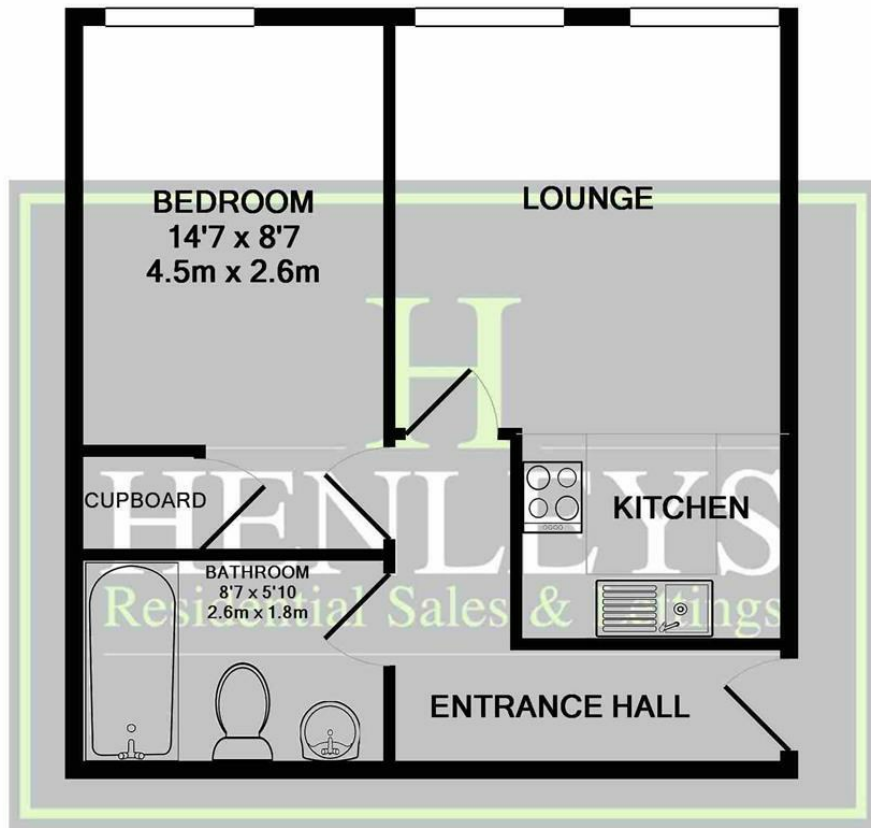
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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



- Double Glazing • Unfurnished • Available Mid July 2025 • Call Henleys to view

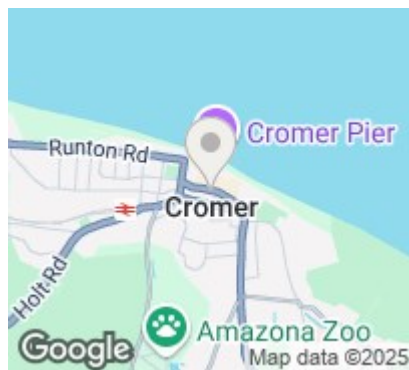




TOTAL APPROX. FLOOR AREA 397 SQ.FT. (36.9 SQ.M.)

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	69	70
(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