



St Marys Road Cromer

£950 PCM

A well presented two bedroom ground floor flat situated close to Cromer Town Centre and amenities. Comprising Lounge, Kitchen/Breakfast room, Two double bedrooms and bathroom. Unfurnished & Available Beginning August 2025. Call Henleys to view.



- Ground Floor Flat • Lounge • Kitchen/Breakfast Room • Two Double Bedrooms • Fitted Bathroom • Gas Central Heating

COMMUNAL ENTRANCE

A gate from St. Marys Road leads to the front garden which in turns leads to the communal entrance door. From the communal entrance is a private door leading to the flat.

HALLWAY

With storage cupboard, doors to the lounge, kitchen, bathroom, bedrooms 1 and 2.

LOUNGE

Bay window to the front aspect, carpeted flooring, decorative coving to the ceiling and electric fireplace.

KITCHEN/BREAKFAST ROOM

Glazed windows to the rear and side aspects, part glazed door to the side aspect leading to the rear garden/parking area, vinyl type flooring, a range of fitted base and wall mounted units with work surfaces over, inset stainless steel sink and drainer unit, tiled splash backs, space for freestanding electric cooker with extractor hood over, space and plumbing for washing machine and space for upright fridge/freezer.

BATHROOM

Airing cupboard, glazed window to the side aspect, tiled walls, low level WC, pedestal wash hand basin and panel sided bath.

BEDROOM 1

Glazed window to the rear aspect and carpeted flooring.

BEDROOM 2

Glazed window to the side aspect and carpeted flooring.

OUTSIDE

To the front of the building is a small low maintenance garden area which leads to the communal entrance. To the rear of the building is a courtyard style garden with raised flower beds.

RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. One small pet may be considered.

FEES AND DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £219.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£730.77) along with the deposit of £1,096.15 on the first day of the tenancy.

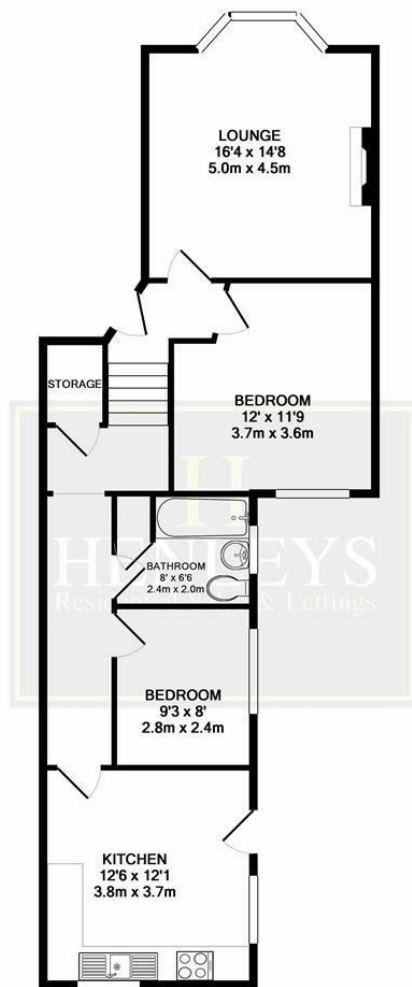
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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



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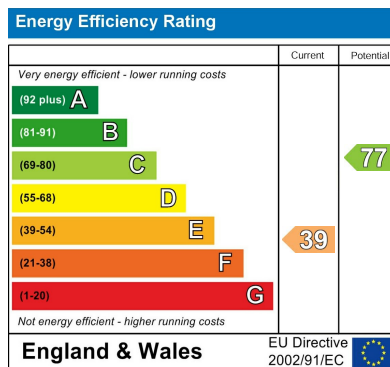




TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

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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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