



Prince Of Wales Road Cromer

£695 PCM

A good size one bedroom apartment with sea viewing situated in Cromer Town Centre. Comprising Lounge with Sea Views, Kitchen/Diner, Double Bedroom with Sea Views and Bathroom. Unfurnished & Available NOW. Call Henleys to view.



- Town Centre Apartment • Lounge with Sea Views • Kitchen/Diner • Double Bedroom with Sea Views • Bathroom

Communal Entrance

External steps leading to the communal entrance door, stairs leading to all floors.

Entrance Hall

Spacious entrance hall with wall mounted gas fired radiator, security entry phone, carpeted flooring, doors to Bathroom, Kitchen/Diner, Lounge and Double Bedroom.

Lounge

uPVC double glazed windows to the rear aspect with views over Evington Lawns and the sea, decorative fireplace, picture rail, wall mounted gas fired radiators, carpeted flooring.

Kitchen

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surface, inset stainless steel sink and drainer unit with mixer tap over, washing machine (gifted to tenants), inset electric hob with stainless steel chimney style extractor hood over, built in electric oven, freestanding fridge freezer (gifted to tenants), dining table & chairs (left at goodwill), louvre door front cupboard with hanging rail and shelving, cupboard housing boiler, tiled splash backs, tiled effect vinyl type flooring.

Bedroom

Double bedroom with double bed and mattress (left at goodwill), uPVC double glazed window to the rear aspect with views over Evington Lawns and Sea, wall mounted gas fired radiator, carpeted flooring.

Bathroom

Obscure uPVC double glazed window to the front aspect, panel sided bath with wall mounted electric shower over, pedestal wash

hand basin, dual flush close coupled WC, wall mounted gas fired radiator, wall mounted electric fan heater, shaver point, tiled splash backs, mosaic tiled effect vinyl type flooring.

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 £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.



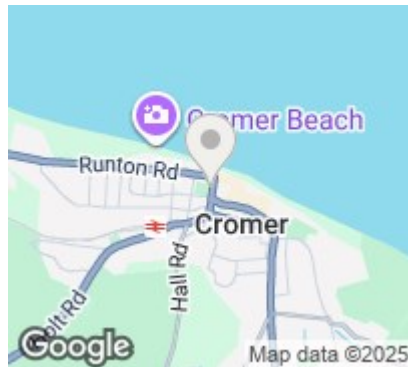
- Gas Central Heating • Double Glazed Windows • Unfurnished • Available NOW • Call Henleys to view





Total floor area: 58.6 sq.m. (631 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	71	80
(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