



JETTY STREET CROMER, NR27 9HF

£1,100 PCM

A spacious ground floor flat situated in Cromer Town Centre. Comprising Lounge, Kitchen, Dining Room, Further Reception Room/Bedroom 3, Study, Two Double Bedrooms, Bathroom, Two Separate WC's, small courtyard. Unfurnished & Available NOW. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

JETTY STREET

- Spacious Ground Floor Flat
- Lounge, Further Reception Room/Bedroom3
- Dining Room, Study
- Kitchen
- Two Double Bedrooms
- Bathroom & Two Separate WC's
- Enclosed Courtyard
- Unfurnished
- Available NOW
- Call Henleys to view



Lounge

Wooden entrance door, large single glazed wooden framed window to the front aspect, wall mounted gas fired radiators, exposed beam to the ceiling, small built in storage cupboard, carpeted flooring, open to further hallway with further storage cupboard, doors to Reception Room/Bedroom 3, Kitchen and Bedroom 2.

Bedroom 2

Obscure single glazed wooden framed window to the front aspect, wall mounted gas fired radiator, carpeted flooring, door to WC.

WC

Close coupled WC, wall mounted corner wash hand basin, wall mounted gas fired radiator, tiled splash back, wood effect flooring.

Reception Room/Bedroom 3

Large wooden framed single glazed window to the front aspect, wall mounted gas fired radiator, exposed beam to the ceiling, carpeted flooring, doors to Bedroom 1 & Entrance Hall.

Entrance Hall

Wooden entrance door leading into entrance hall, wall mounted shelving, carpeted flooring, door to Reception Room/Bedroom3.

Bedroom 1

Recessed window to the side aspect, sky light to the ceiling, wall mounted gas fired radiator,

carpeted flooring, glazed door to enclosed Courtyard, door to Kitchen.

Kitchen

Single glazed wooden framed window to the rear aspect overlooking the Courtyard, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with concealed extractor hood over, built in electric oven, alcove idea for fridge freezer, wall mounted gas fired radiator, tiled splash backs, wood effect flooring, doors to Bedroom 1, Lounge and WC, open to Dining Room.

WC

Obscure single glazed window to the rear aspect, close coupled WC, wall mounted wash hand basin, wall mounted gas fired boiler, tiled splash backs, wood effect flooring.

Dining Room

Single glazed wooden framed window to the side aspect, wall mounted gas fired radiator, carpeted flooring, door to Study.

Study

Wooden door with glazed pane leading into the Courtyard, wall mounted gas fired radiator, carpeted flooring, exposed beams to ceiling, door to Bathroom.

Bathroom

High level obscure single glazed wooden framed window to the front aspect, shower cubicle, panel sided bath, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, shaver point and light, fully tiled walls and flooring, modern vertical wall mounted radiator.

Courtyard

Small enclosed courtyard.

Agents Note

The property is currently undergoing some repair, redecorating and cleaning works which will be completed prior to occupation.

Restrictions

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

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £253.84 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£846.16) along with the deposit of £1,269.23 on the first day of the tenancy.

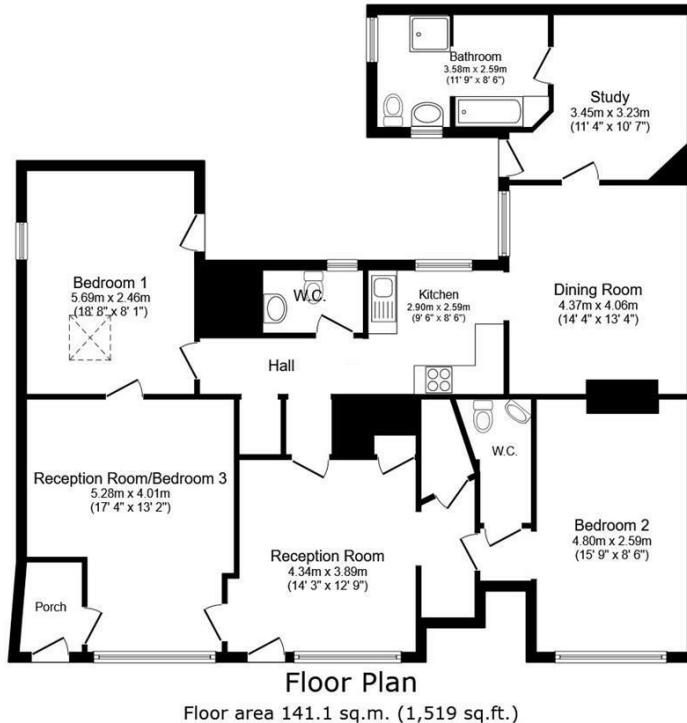
Please note, to comply with money laundering regulations applicants will be required to produce

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.

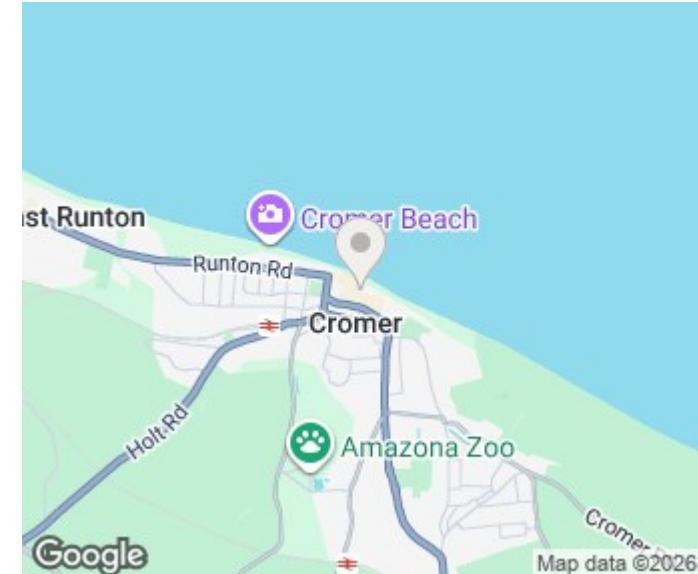
7 JETTY STREET





Total floor area: 141.1 sq.m. (1,519 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.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	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	

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