Cliff Avenue

Cromer

£795 PCM

A second floor flat with sea views situated close to Cromer Town Centre. Comprising Lounge, Kitchen, Double Bedroom with En-suite Bathroom, Small Double Bedroom with En-suite Shower Room. Gas Central Heating & Allocated Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.

• Second Floor Flat • Lounge • Kitchen • Two Bedrooms • En-suite Bathroom • En-suite Shower Room • Allocated Off Road Parking • Sea Views • Unfurnished & Available NOW • Call Henleys to view

COMMUNAL ENTRANCE HALL

Stairs rising to all floors, door to Flat.

ENTRANCE HALL

Freshly decorated, security entry phone, newly fitted carpet, artex to the ceiling, doors to Lounge, Bedrooms 1 and 2.

LOUNGE

uPVC double glazed window to the front aspect with sea views, uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, TV point, telephone point, freshly decorated, newly fitted carpet, door to Kitchen.

KITCHEN

uPVC double glazed bay window with sea glimpse to the side aspect, range of base units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit, space and plumbing for washing machine, electric cooker, wall mounted gas fired boiler, wall mounted gas fired radiator, tiled splash backs, freshly decorated, picture rail, artex to the ceiling, newly fitted wood effect vinyl type flooring.

BEDROOM 1

uPVC double glazed window to the side aspect, velux window, TV point, wall mounted gas fired radiator, freshly decorated, artex to the ceiling, newly fitted carpet, open to Inner Hall.

INNER HALL

Velux window, freshly decorated, newly fitted carpet. eaves storage to both sides, door to En-suite Bathroom.

ENSUITE BATHROOM

White panel sided bath, white pedestal wash hand basin, white close coupled WC, wall mounted shaver point and light, tiled splash backs, extractor fan, freshly decorated, newly fitted wood effect vinyl type flooring.

BEDROOM 2

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, freshly decorated, picture rail, artex to the ceiling, newly fitted carpet, part glazed door to En-suite Shower Room.

ENSUITE SHOWER ROOM

uPVC double glazed bay window with sea views to the side aspect, shower cubical with electric shower, pedestal wash hand basin, close coupled WC, wall mounted gas fired radiator, wall mounted shaver point and light, tiled splash backs, freshly decorated, picture rail, artex to the ceiling, newly fitted wood effect vinyl type flooring.

OUTSIDE

To the rear of the property is one allocated off road parking space.

RESTRICTIONS

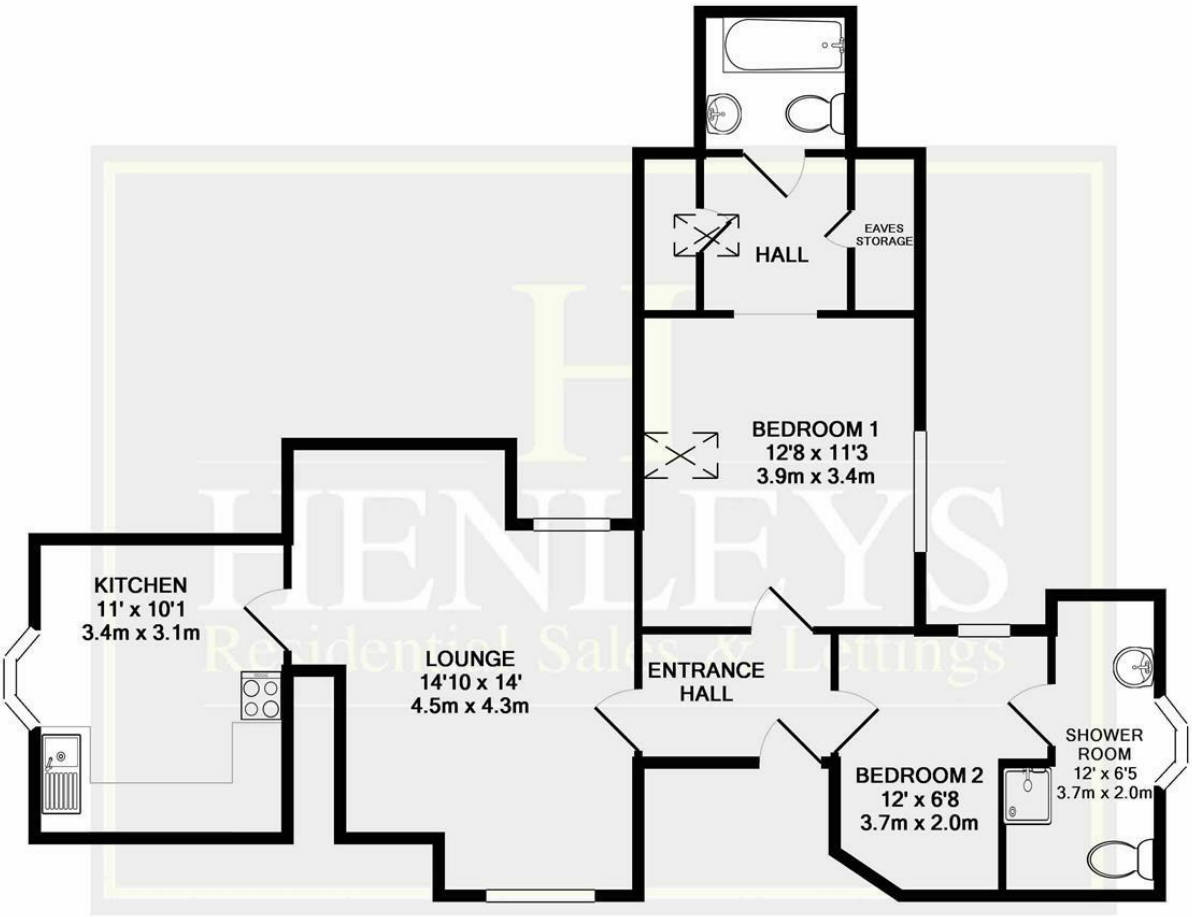
Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

FEES AND DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £183.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£611.54) along with the deposit of £917.30 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.



TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 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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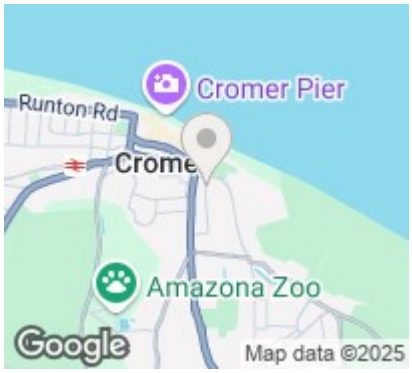

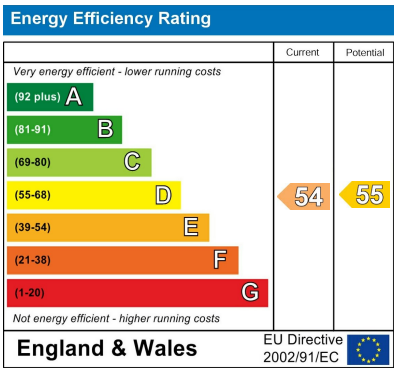

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements