



**CHURCH STREET**  
CROMER, NR27 9ER

**£800 PCM**

**\*\*LET AGREED\*\*** A well presented second floor flat situated close to Cromer Town Centre. Comprising Lounge/Diner, Kitchen, Two Double Bedrooms and Bathroom. Unfurnished & Available Mid April 2026. Call Henleys to view.

**henleys**  
ESTATE AGENCY SIMPLIFIED

# CHURCH STREET

- Second Floor

Flat • Lounge/Diner • Kitchen • Two Double Bedrooms • Bathroom • Unfurnished • Available Mid April 2026 • Close to Town Centre & Amenities • Call Henleys to view



## Communal Entrance

Door to the rear with stairs rising to first floor.

## Entrance Stairs & Hallway

Stairs rising to the second floor, skylight to ceiling, carpeted flooring, doors to Lounge, Kitchen, Bedrooms 1, 2 & Bathroom.

## Lounge/Diner

Two uPVC double glazed sash windows to the front aspect, wall mounted gas fired radiators, carpeted flooring.

## Bedroom 1

Double bedroom with uPVC double glazed sash window to the front aspect, wall mounted gas fired radiator, carpeted flooring.

## Kitchen

uPVC double glazed sash window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with extractor fan over, built in electric oven, space for fridge freezer, wall mounted gas fired radiator, wall mounted gas fired boiler, cupboard, tiled splash backs, wood effect vinyl type flooring.

## Bathroom

Velux window to the rear aspect, bath with mixer tap and shower attachment over, pedestal wash

hand basin with mixer tap over, close couple dual flush WC, extractor fan, wall mounted gas fired radiator, tiled splash backs, wood effect vinyl type flooring.

## Bedroom 2

Double bedroom with uPVC double glazed sash window to the rear aspect, wall mounted gas fired radiator, storage cupboard, carpeted flooring.

## Outside

The property is accessed via the rear from an unmade access road from Mount Street.

## Restrictions

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

## FEES & DEPOSITS

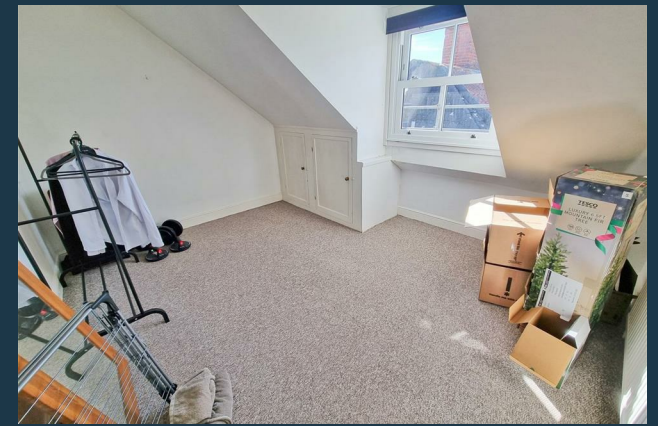
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £184.61 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£615.39) along with the deposit of £923.07 on the first day of the tenancy.

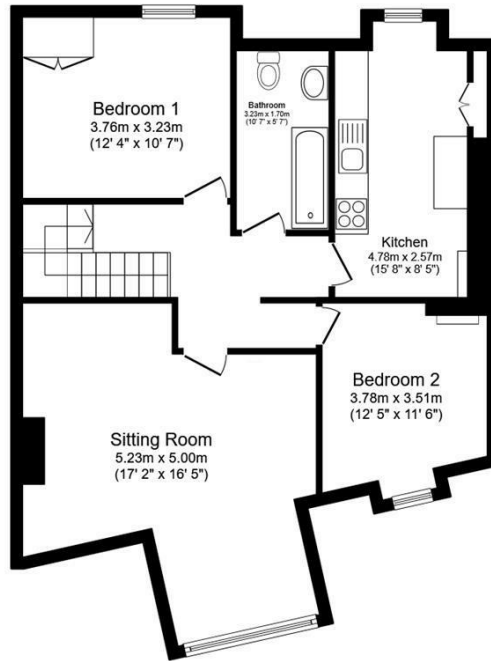
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a

tenancy.

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

## 5B CHURCH STREET

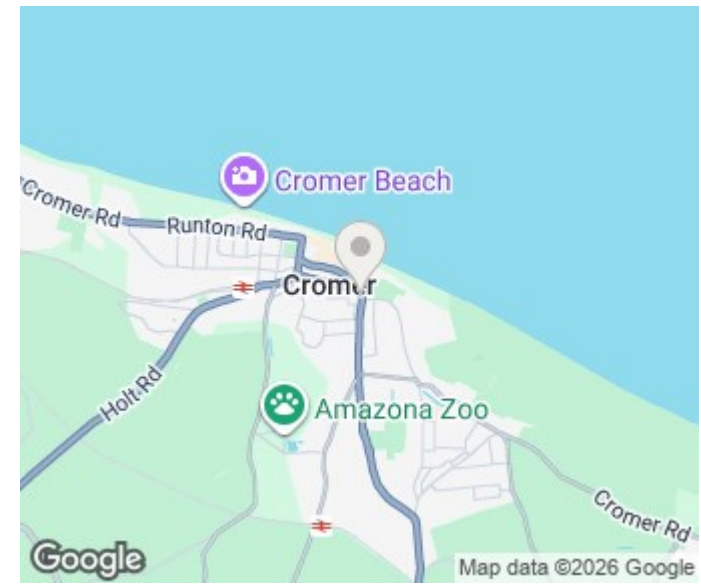




**Floor Plan**  
Floor area 76.8 sq.m. (826 sq.ft.)

Total floor area: 76.8 sq.m. (826 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			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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