



**MUNDESLEY ROAD**  
TRIMINGHAM, NORWICH, NR11 8DZ

**£895 PCM**

A well presented two bedroom second floor apartment with sea and field views. Comprising Open Plan Lounge/Kitchen/Diner, Two Double Bedrooms, Bathroom, Off Road Parking & Communal Garden. Unfurnished & Available NOW. Call Henleys to view.

**henleys**  
ESTATE AGENCY SIMPLIFIED

# MUNDESLEY ROAD

- Second Floor Apartment • Open Plan Lounge, Kitchen, Diner • Two Double Bedrooms • Bathroom • Communal Garden • Off Road Parking • Sea & Field Views • Unfurnished • Available NOW • Call Henleys to view



## COMMUNAL ENTRANCE

Communal entrance hall with original tiled floor and woodwork and stairs rising to all floors.

## ENTRANCE HALL

Obscure safety glass to the rear aspect into communal stairwell, entrance door, wall mounted radiator, carpeted flooring, doors to Lounge, Bedrooms 1, 2 and Bathroom.

## LOUNGE/DINER

Spacious open plan lounge/diner, uPVC double glazed window to the rear aspect with sea views, wall mounted radiator, carpeted flooring, carpeted flooring, open to Kitchen.

## KITCHEN

uPVC double glazed window to the front aspect with field views, range of base units set beneath roll edge worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker, space for fridge freezer, wall mounted radiator, tiled splash backs, tiled effect vinyl type flooring.

## BEDROOM 1

Double bedroom with uPVC double glazed window to the rear aspect with sea views, wall mounted radiator, carpeted flooring.

## BEDROOM 2

Double bedroom with uPVC double glazed window

to the front aspect with field views, wall mounted radiator, carpeted flooring.

## BATHROOM

Velux window to the front aspect, jacuzzi bath with shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted radiator, splash backs, tiled effect vinyl type flooring.

## OUTSIDE

The property is approached via a shingled driveway leading to a parking area providing off road parking.

To the front and side of the property is the communal garden.

## UTILITIES

Mains electricity, water and sewerage connected.

Please note the electric is payable by prepayment card purchased direct from the landlord. The water is charged at £15.00 per person per month payable to the landlord.

## RESTRICTIONS

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

## MOBILE & BROADBAND COVERAGE

Superfast broadband available. Partial mobile coverage indoors, good outdoor mobile coverage. For further information on networks and providers please visit <https://checker.ofcom.org.uk/>

## FEES & DEPOSITS

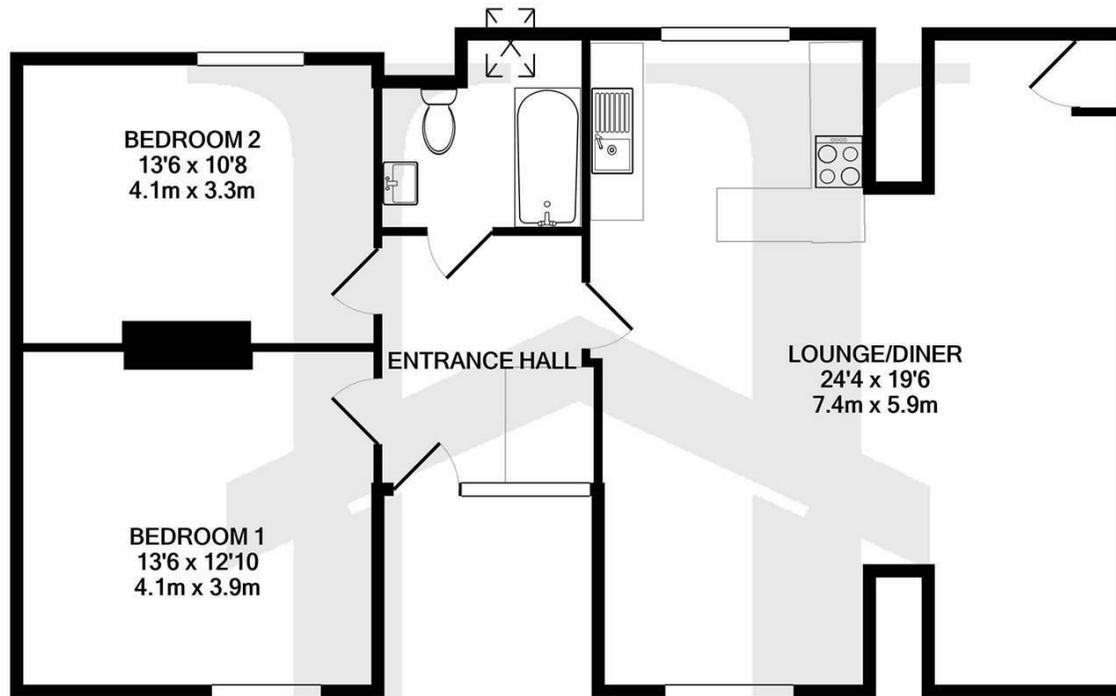
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £206.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£688.47) along with the deposit of £1,032.69 on 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.

## FLAT 4 HIGH LAWNES





TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	64
(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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