



Flat 5, 85 Cromer Road, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for let is a well appointed spacious second floor apartment conveniently situated for Gresham Schools and Holt High Street and its extensive amenities. The beautiful North Norfolk coast is only 4 miles away. The newly refurbished accommodation comprises: entrance porch, entrance hall, large open plan sitting room and kitchen, two double bedrooms both have en-suite facilities and a cloakroom. The property also enjoys gas fired central heating and uPVC windows. Outside there is a communal garden area and off street parking. There is also a large private store for bikes etc.

Location

Cromer Road is a much favoured residential area of Holt. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street

Directions

From Holt High Street, proceed to the Cromer Road. Proceed past the garage on your left hand side. Go past Gresham's prep school and then after around 100 yards you find the entrance to 85 Cromer Road on your left hand side just before Greshams School.

Accommodation

The accommodation comprises: -

Ground Floor

Entrance door with entry phone system.
Stairs lead to the second floor and to -

Landing

Door to -

Entrance Porch

Door to -

Entrance Hall

Telephone intercom system. Cupboard.

Open plan sitting room and kitchen (26'6 x 15'9, double aspect)

Sitting Room Area

Mock fireplace, television point. Three radiators.

Kitchen Area

Range of fitted base units with working surfaces over. Fitted fridge and freezer. Electric oven with re-circulating hood. Single drainer sink unit with mixer tap. Breakfast bar. Range of matching wall units.

Bedroom One (13' x 10'3)

Three fitted double wardrobes, radiator.

En suite

Shower cubicle, pedestal washbasin, W.C., radiator. Electric light with shaver point.

Bedroom two (12;9 x 10')

Radiator. Television point.

En suite

Shower cubicle, W.C., vanity unit with basin over. Heated towel rail.

Cloakroom

Fitted washing machine and tumble drier. Washbasin. W.C. Wall mounted gas fired boiler for central heating and domestic hot water.

Curtilage

Outside, there is a storage cupboard for bicycles etc., a communal garden area and off street parking.

General Information

Rent: £1095 per calendar month payable in advance.

Damages Deposit: £1263 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: Band C.

Local Authority: North Norfolk District Council, Tel: 01263 513811.

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: There will be a holding deposit of £250 which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Availability: The property is available from 1st May 2026.

Type and length of tenancy: Unfurnished, assured short hold tenancy, initially 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880.

Ref: H313296L

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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