



**STATION ROAD
CROMER, NR27 0DX**

£795 PCM

Situated in the Suffield Park area of Cromer is this two bedroom second floor flat comprising Entrance Hall, Lounge, Kitchen, Double Bedroom, Single Bedroom, Bathroom and Off Road Parking. Unfurnished and Available March 2026. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

STATION ROAD

• Second Floor

Flat • Lounge • Kitchen • Double Bedroom • Single Bedroom • Bathroom • Off Road

Parking • Unfurnished • Available March 2026 • Call Henleys to view



COMMUNAL ENTRANCE

Communal entrance door with stairs rising to the first and second floors.

ENTRANCE HALL

Entrance door to flat, carpeted flooring, hatch to loft space, wall mounted radiator, artex and coving to the ceiling, carpeted flooring, doors to Lounge, Kitchen, Bedrooms 1, 2, Bathroom and Airing Cupboard.

LOUNGE

uPVC double glazed box bay window to the side aspect, wooden fire surround with wall mounted modern electric flame effect fire, telephone point, Sky TV point, wall mounted radiator, artex to the ceiling, coving to the ceiling, carpeted flooring serving hatch to Kitchen.

KITCHEN

uPVC double glazed window to the side and rear aspects, range of base and wall mounted units set beneath work surfaces, inset two and a half bowl sink unit with mixer tap over, space and plumbing for washing machine, space for electric cooker with double extractor hood over, spaces for under counter fridge and freezer, tiled splash backs, wood effect vinyl type flooring, artex and coving to the ceiling, door to cupboard housing gas fired boiler.

BATHROOM

Obscure uPVC double glazed window to the rear

aspect, white panel sided bath with mixer tap and shower attachment over, white pedestal wash hand basin, white close coupled WC, wall mounted gas fired radiator, tiled splash backs, tiled flooring, extractor fan, artex and coving to the ceiling.

BEDROOM 2

Single bedroom with uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, artex and coving to the ceiling, carpeted flooring.

BEDROOM 1

Double bedroom with uPVC double glazed window to the front aspect, wall mounted gas fired radiator, telephone point, TV aerial point, artex and coving to the ceiling, carpeted flooring.

OUTSIDE

To the rear of the property is a parking area with off road parking for one vehicle.

RESTRICTIONS

Tenants who smoke and who have pets cannot be considered for a tenancy at this property.

FEES AND DEPOSITS

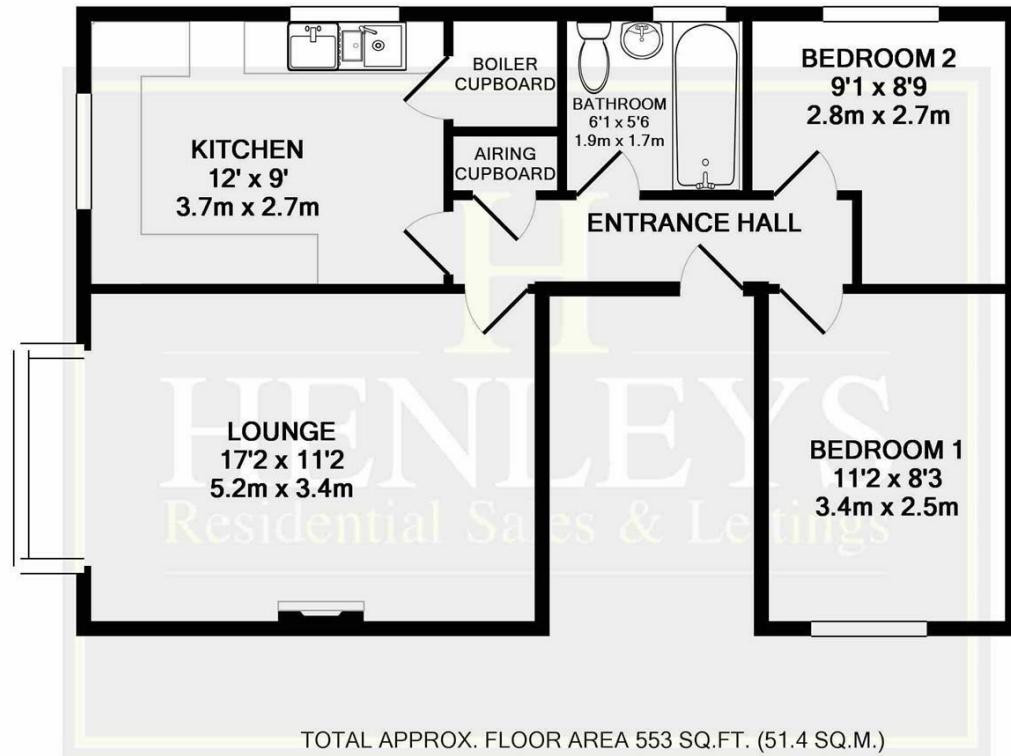
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £183.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£611.54) along with the deposit of £917.30 on the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

3A STATION ROAD

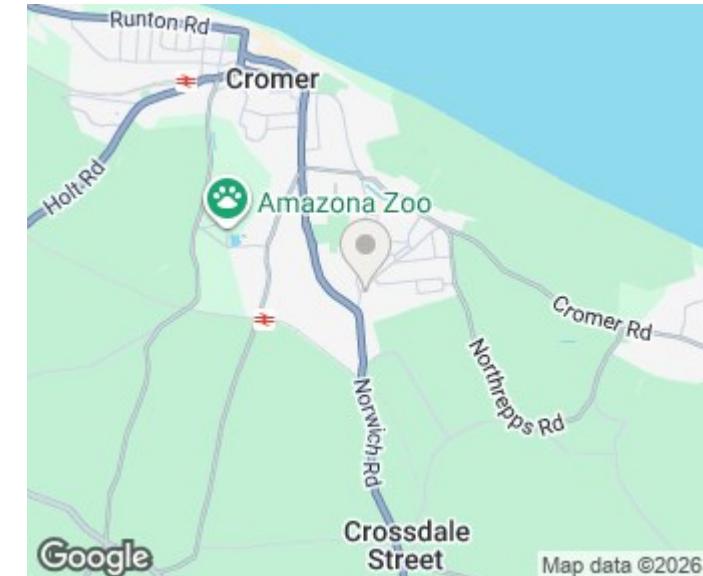




TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	77
EU Directive 2002/91/EC			

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