



HOLWAY ROAD

SHERINGHAM, NR26 8HW

£675 PCM

*** APPLICATIONS RECEIVED*** A recently refurbished one bedroom flat situated closed to Sheringham Town Centre. Comprising Lounge, Study, Kitchen, Double Bedroom, Bathroom with Separate WC & Communal Garden. Unfurnished & Available NOW. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

HOLWAY ROAD

- First Floor

Flat • Lounge • Study • Kitchen • Double
Bedroom • Bathroom with Separate
WC • Communal
Garden • Unfurnished • Available
NOW • Call Henleys to view



Communal Entrance

uPVC double glazed front entrance door, stairs rising to all floors.

Entrance Hall

Door from communal hallway, wood effect laminate flooring, doors to Kitchen, WC & Bedroom.

Kitchen

Newly fitted kitchen with uPVC double glazed window to the side aspect, range of base and wall mounted units set beneath worksurfaces with matching upstands, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with stainless steel chimney steel recirculating hood over and glass splash back, built in electric oven, Dimplex Quantum high heat retention storage heater, wood effect laminate flooring, picture rail, doors to Lounge & Bathroom.

Bathroom

Newly fitted bathroom with obscure uPVC double glazed window to the side aspect, bath with electric shower over, pedestal wash hand basin with mixer tap over, wall mounted fan heater, small storage cupboard, Aqua board to the walls, wood effect flooring.

Lounge

uPVC double glazed bay window to the front aspect, Dimplex Quantum high heat retention

storage heater, picture rail, wood effect laminate flooring, door to Study.

Study

uPVC double glazed window to the front aspect, wood effect laminate flooring.

WC

Obscure uPVC double glazed window to the side aspect, close coupled dual flush WC, wall mounted wash hand basin, Aqua Board splashback, wood effect laminate flooring.

Bedroom

uPVC double glazed window to the rear aspect, Dimplex Quantum high heat retention storage heater, wood effect laminate flooring.

Outside

A path leads to the communal entrance door and a further path leads to the rear of the property and provides access to the communal garden.

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 £155.76 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£519.24) along with the deposit of £778.84 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.

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Floor Plan
Floor area 52.3 sq.m. (563 sq.ft.)

Total floor area: 52.3 sq.m. (563 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	73
(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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