



LOUDEN ROAD , CROMER, NR27 9EF

£700 PER CALENDAR

A bright & airy over 55's first floor apartment with lift situated within Homecolne House close to Cromer's town centre. Comprising Lounge, Kitchen, Double Bedroom, Bathroom & Off Road Parking. Communal lounge, laundry & gardens. Unfurnished & Available NOW. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

LOUDEN ROAD

- First Floor Apartment with Lift • One Bedroom • Lounge • Kitchen • Double Bedroom • Bathroom • Communal Facilities & Garden • Over 55s complex • Unfurnished & Available NOW • Call Henleys to view



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

This bright and airy one bedroom apartment in the sought after town centre location of Homecolne

House in Cromer comprises of a spacious living room, kitchen, bedroom with built in wardrobe/storage, shower room and large storage/airing cupboard.

Holmecolne House:

- 50 flats. Built in 1987. Sizes 1 bedroom, 2 bedroom.
- Resident management staff and Careline alarm service
- Lift to all floors, Communal Lounge, Dining room, Laundry, Guest facilities, Garden, Library and Kitchen
- Whole site accessible by wheelchair. Easy Access to site.
- Weekly Social activities include: bingo, coffee mornings, birthday teas, special lunches, quiz nights and occasional trips out..

Living Room

Double glazed windows to side aspect, wall mounted electric heater, TV point, phone point, electric fireplace heater with timber fire surround/mantel, wall lights, carpeted floor and archway to kitchen.

Kitchen

Wall and base units with granite effect laminate worktop and splashback, sink with drainer and mixer tap, space for under counter fridge/freezer,

inset hob with chimney style cooker hood, built in oven, tiled splashback and wood effect flooring.

Bedroom

Double glazed windows to side aspect, wall mounted electric heater, built in shaker style bifold door wardrobe/storage, wall lights and carpeted floor.

Bathroom

Wall mounted electric towel rail, close coupled dual flush WC, shower enclosure with sliding door, vanity unit with basin, wall mounted mirror, wall mounted heater, tiled splashback and vinyl flooring.

Communal Areas

Lift to all floors, Communal Lounge, Dining room, Laundry, Guest facilities, Garden, Library, Kitchen

Weekly Social activities include:

Bingo

Coffee Mornings

Birthday Teas

Special Lunches

Quiz Nights

Occasional Trips

Service Charges

The tenants will be responsible for paying an additional amount for the service charges which include the water rates and contribution towards

the residents communal areas. The current service charge is £200.00 per month. Please note the service charges do increase slightly on a yearly basis.

Restrictions

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

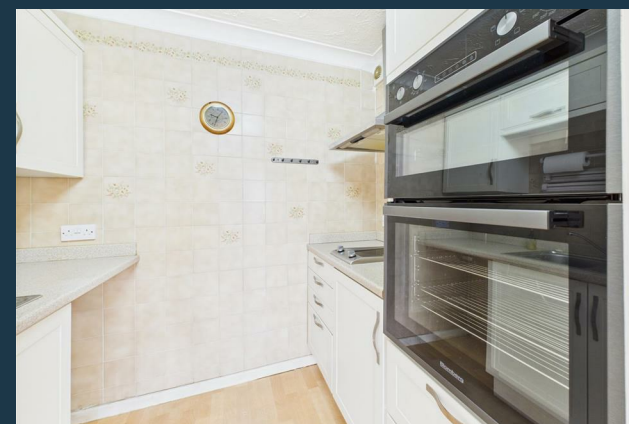
FEES & DEPOSITS

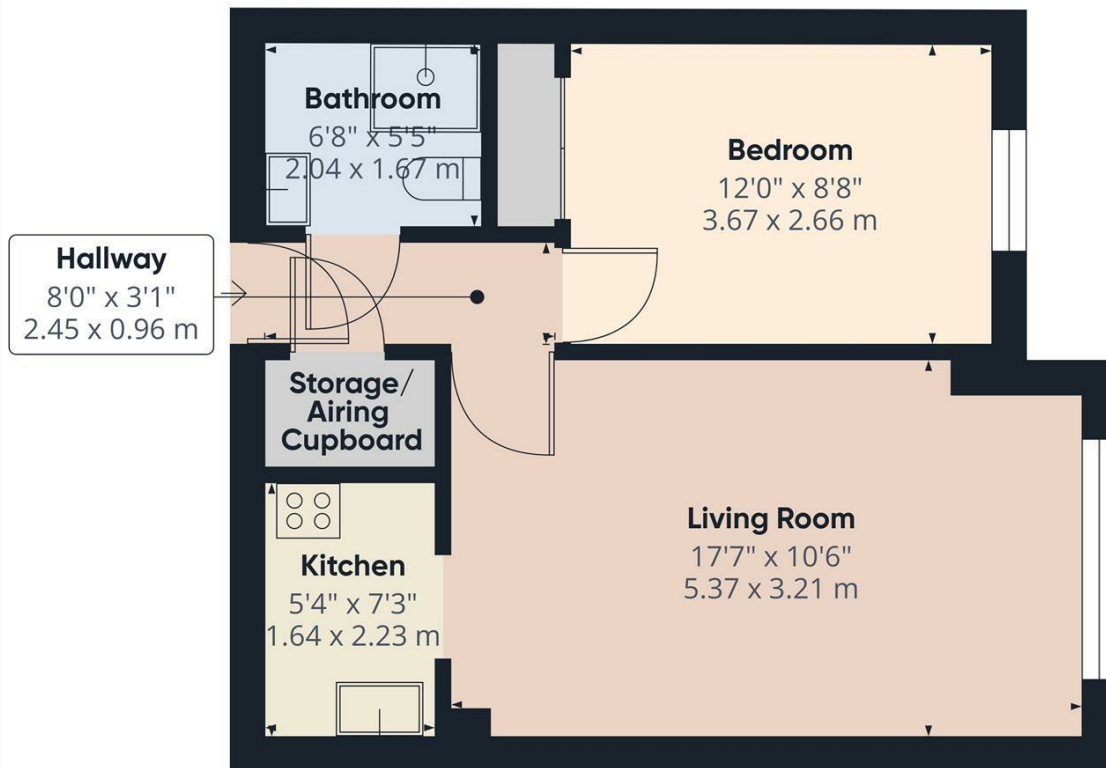
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £161.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£538.47) along with the deposit of £807.69 on the 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.

24 HOMECOLNE HOUSE





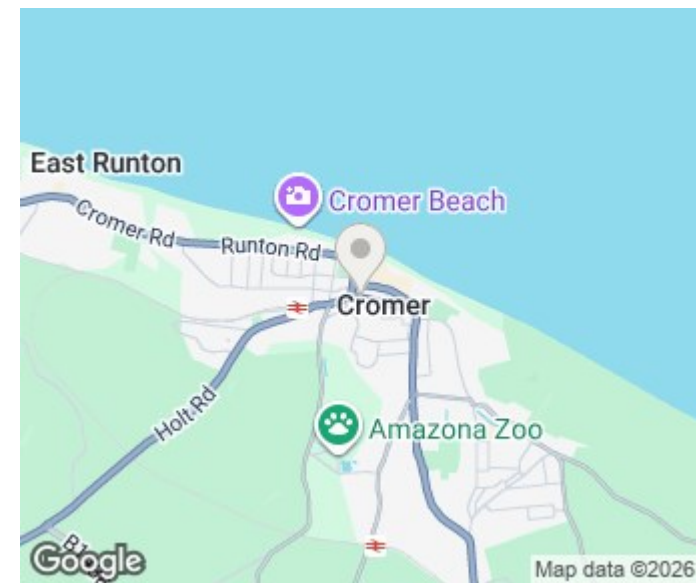
Approximate total area⁽¹⁾
422 ft²
39.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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	84	85
	EU Directive 2002/91/EC	

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15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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