



Town End
Mundesley Norwich

£700 PCM

A well presented 2 bedroom first floor flat with private entrance & STUNNING SEA VIEWS. Situated in a popular location only a stones thrown away from the sea front & only a short walk away from various amenities. Part Furnished & Available April 2024. Call Henleys to view.



- First Floor Flat • Spacious Lounge • Kitchen • Two Double Bedrooms • Shower Room • Wonderful Sea Views • Close to Sea Front & Amenities • Unfurnished • Available April 2024 • Call Henleys to View

OVERVIEW

A well presented 2 bedroom first floor flat situated in a popular location only moments away from nearby amenities and the Sea front. With spacious accommodation and wonderful sea views from bedroom 2 and the kitchen this property must be viewed to be appreciated.

Accommodation comprises; Private entrance hall, first floor landing, lounge, kitchen, two bedrooms, shower room and separate WC. Call Henleys to view.

ENTRANCE HALL

Enter into the property via the private entrance door to the front aspect, door leading to the stairs rising to the first floor landing.

FIRST FLOOR LANDING

uPVC double glazed window to the side aspect, carpeted flooring, doors to bedrooms 1&2, WC, shower room and kitchen.

KITCHEN

uPVC double glazed window to the side aspect providing wonderful sea views, vinyl flooring, base and wall mounted units with work surfaces over, inset stainless steel sink with side drainer, space for washing machine, space for electric cooker, space for fridge/freezer, two storage cupboards and door to the lounge.

LOUNGE

uPVC double glazed window to the front aspect, wall mounted radiator and wood effect laminate flooring. Some items of furniture may be included within the let.

MASTER BEDROOM

uPVC double glazed window to the side aspect, carpeted flooring and airing cupboard with wall mounted gas fired boiler.

BEDROOM 2

uPVC double glazed window to the side aspect providing wonderful sea views and carpeted flooring.

SHOWER ROOM

uPVC double glazed window to the side aspect, vinyl flooring, pedestal wash hand basin with tiled splash back, dual flush WC and corner shower cubicle with aqua boarding to the walls.

WC

uPVC double glazed window to the side aspect, low level flush WC and wall mounted wash hand basin.

RESTRICTIONS

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

TENURE

An initial assured shorthold tenancy of 12 months will be granted with a view to continuing on a month by month basis thereafter.

UTILITIES

Mains electricity, gas, water and sewerage connected.

BROADBAND & MOBILE COVERAGE

Superfast broadband available. Good indoor and outdoor mobile phone coverage. For full information on networks and providers please visit <https://checker.ofcom.org.uk/>.

FEES AND DEPOSITS

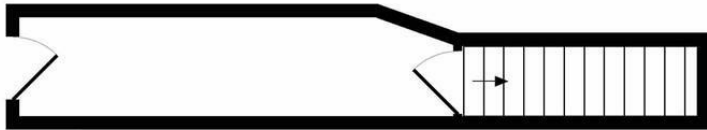
There are NO FEES payable for this property. Applicants will be required to pay a holding deposit of £161.53. The applicant will then need to provide the remainder of the first month's rent (£538.47) and a deposit of £807.69 on the first day of the tenancy.



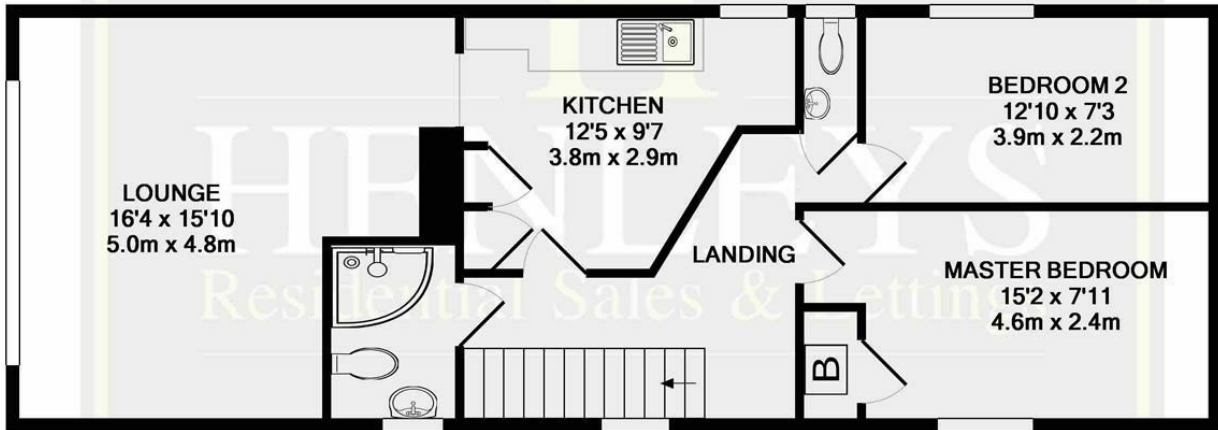
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





GROUND FLOOR
APPROX. FLOOR
AREA 93 SQ.FT.
(8.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 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	61	72
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements