



High Street East Runton Cromer

£625 PCM

A well presented second floor flat situated in the quiet village of East Runton. Comprising Lounge, Kitchen, Double Bedroom, Bathroom & Separate WC. Furnished or Unfurnished. Available April 2024. Call Henleys to view.



- Second Floor Flat • Lounge • Kitchen • Double Bedroom • Bathroom • Separate WC • Unfurnished • Available February 2023 • Call Henleys to view

Communal Entrance

uPVC double glazed entrance door, carpeted flooring, stairs to all floors.

Entrance Hall

Entrance door with glazed pane over, carpeted flooring, hatch to loft space, doors to Bedroom, Lounge, Kitchen and open to Hall.

Bedroom

Double bedroom with uPVC double glazed window to the front aspect, wall mounted gas fired radiator, picture rail, carpeted flooring.

Lounge

uPVC double glazed window to the front aspect, feature fireplace, wall mounted gas fired radiator, TV aerial point, carpeted flooring.

Kitchen

uPVC double glazed window to the rear aspect, base and wall mounted units set beneath roll edge worksurfaces, inset stainless steel sink and drainer unit, space and plumbing for washing machine, space for electric cooker, space for fridge freezer, wall mounted gas fired boiler, wall mounted gas fired radiator, picture rail, tiled splash backs, wood effect vinyl type flooring.

Hall

Small storage cupboard, carpeted flooring, picture rail, doors to Bathroom and WC.

Bathroom

Obscure uPVC double glazed window to the rear aspect, bath with wall mounted shower over, wall mounted wash hand basin, wall mounted gas fired radiator, picture rail, tiled splash backs, tiled flooring.

WC

Obscure uPVC double glazed window to the rear aspect, WC with high level cistern, tiled to half height, feature fireplace, tiled flooring.

Restrictions

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

Utilities

Mains electricity, gas, water and sewerage connected.

Mobile & Broadband Coverage

Superfast broadband available. Good mobile signal indoors and outdoors. For more information on networks and services please visit <https://checker.ofcom.org.uk/>.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £144.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£480.77) along with the deposit of £721.15 on the first day of the tenancy.

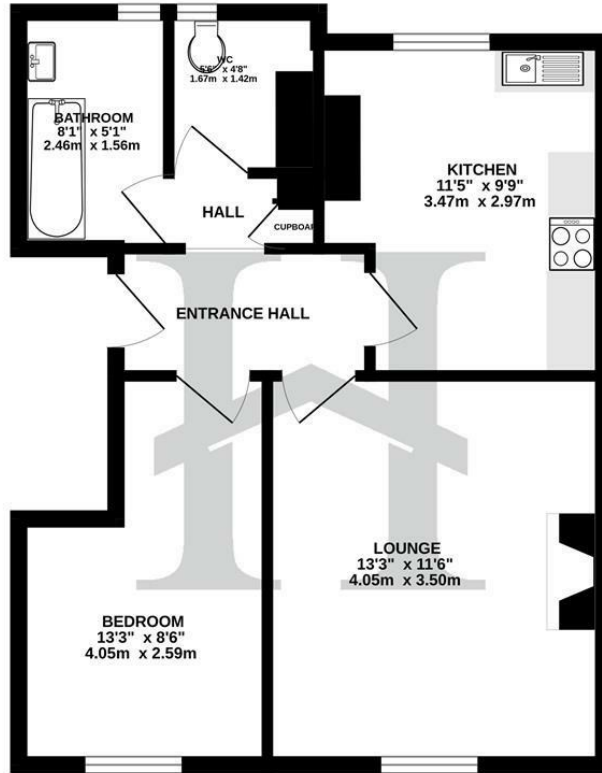
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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





SECOND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	68	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Cromer Lettings
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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