



Runton House Close West Runton Cromer

£895 PCM

A very well presented two bedroom second floor apartment situated in the quiet village of West Runton. Comprising Lounge/Diner, Kitchen, Two Double Bedrooms, Shower Room, Off Road Parking & Communal Garden. Unfurnished & Available Now. Call Henleys to view.



- First Floor Apartment • Lounge/Diner • Kitchen • Two Double Bedrooms • Shower Room • Allocated Off Road Parking • Sea Views from Bedrooms • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance Hall

Communal entrance door, stairs rising to all floors.

Entrance Hall

Built in storage cupboard with hanging rail and shelf, wall mounted gas fired radiator, carpeted flooring, doors to Lounge, Kitchen, Bedrooms 1, 2 and Shower Room.

Lounge/Diner

uPVC double glazed sash windows to the front aspect, wall mounted gas fired radiators, TV aerial point, telephone point (connections not checked), carpeted flooring.

Kitchen

Range of base and wall mounted units set beneath roll edge worksurfaces. inset one and a half bowl sink and drainer unit with mixer tap over, dishwasher (left at goodwill), under counter fridge (left at goodwill), inset electric hob, with extractor hood over, built in electric oven, tiled splash backs, tiled flooring.

Shower Room

Corner shower cubicle with thermostatic shower, vanity wash hand basin with mixer tap over and cupboard below, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, extractor fan, fully tiled walls and flooring.

Bedroom 1

Double bedroom with uPVC double glazed sash window to the rear aspect with views over fields and sea, wall mounted gas fired radiator, built in wardrobe with hanging rail and shelf, carpeted flooring.

Bedroom 2

Double/Twin Bedroom with uPVC double glazed sash window to the rear aspect with views over the field and sea, wall mounted gas

fired radiator, built in cupboard housing boiler, built in wardrobe with hanging rail and shelf, carpeted flooring.

Outside

To the front of the property is a communal parking area with one allocated off road parking space and a path leading though the communal garden to the front entrance door.

Restrictions

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

FEES & DEPOSITS

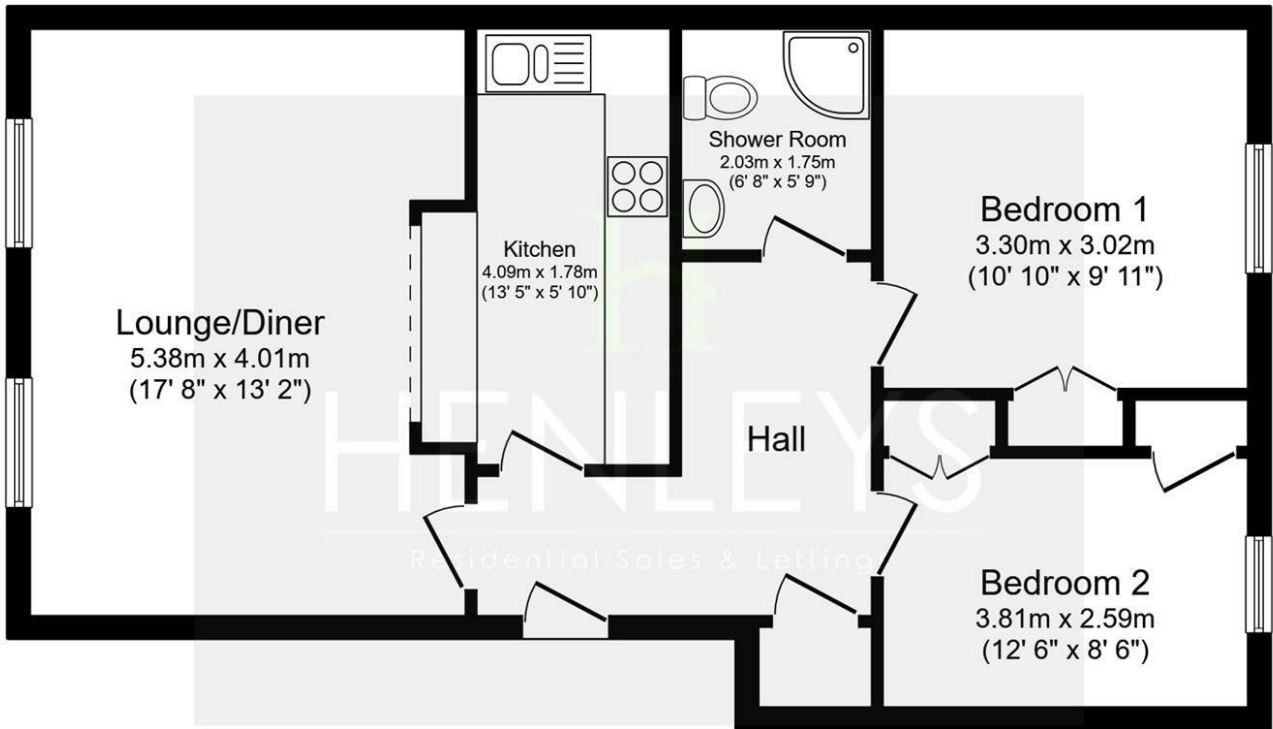
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £206.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£688.47) along with the deposit of £1,032.69 on 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.







Floor Plan
Floor area 64.0 m² (689 sq.ft.)

TOTAL: 64.0 m² (689 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		
(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