



Court Drive
Cromer

£800

A first floor flat situated close to Cromer Town Centre & amenities. Comprising Lounge, Kitchen, Two Bedrooms, Bathroom, Garage, Communal Garden. Newly Fitted Double Glazed Windows & Gas Central Heating. Unfurnished & Available NOW. Call Henleys to view.



- First Floor Flat • Lounge • Kitchen • 2 Bedrooms • Bathroom • Garage • Communal Gardens • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance Hall

Stairs leading to first floor. Storage cupboard. (Communal areas are due to have new flooring fitted in the next couple of months).

Entrance Hall

Storage cupboard with shelving, storage cupboard with hanging rail, wall mounted gas fired radiator, newly fitted carpet, doors to Lounge, Bedrooms 1, 2 and Bathroom.

Lounge

Newly fitted uPVC double glazed windows to the front aspect with views over the communal garden, TV aerial point, telephone point, wall mounted gas fired radiators, newly fitted carpeted flooring, artex and coving to the ceiling, door to Kitchen.

Kitchen

Newly fitted uPVC double glazed window to the side aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge and freezer, space for electric cooker, wall mounted gas fired radiator, tiled splash backs, wood effect vinyl type flooring.

Bathroom

Newly fitted obscure uPVC double glazed window to the side aspect, bath with wall mounted electric shower over, pedestal wash hand basin, close coupled WC, wall mounted gas fired radiator, tiled to half height, wood effect vinyl type flooring.

Bedroom 1

Newly fitted uPVC double glazed window to the rear aspect, built in wardrobe with hanging rail and shelf, TV aerial point, wall mounted gas fired radiator, newly fitted carpeted flooring, artex and coving to the ceiling.

Bedroom 2

Newly fitted uPVC double glazed window to the rear aspect, TV aerial point, wall mounted gas fired radiator, newly fitted carpeted flooring, artex and coving to the ceiling.

Outside

To the front of the property is a communal garden with a gate leading to the rear.

To the rear of the property is a block of garages with one garage for this property. Access to the garages is via Arbor Road.

Tenure

The initial tenancy terms is 12 month with the view of continuing on a month by month basis thereafter.

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Tenants with one small pet may be considered.

FEES & DEPOSITS

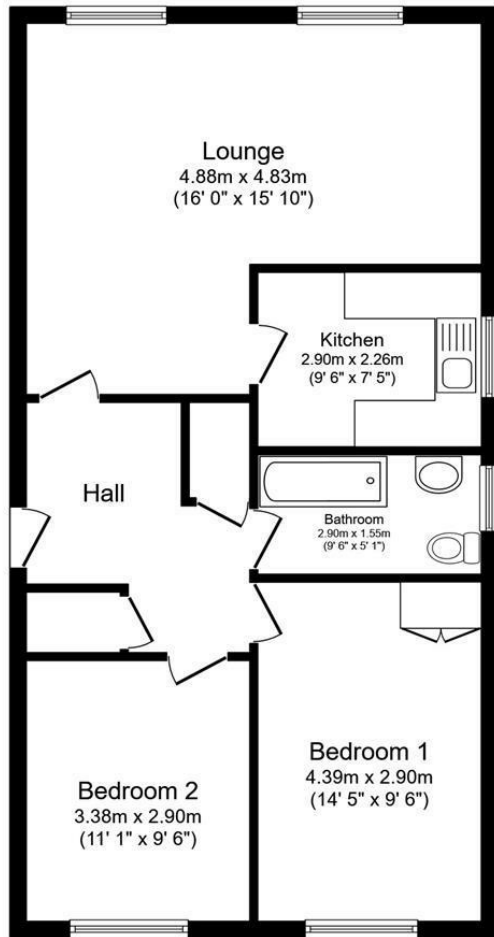
There are NO FEES or deposits payable for this property.

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

Total floor area 68.5 sq.m. (737 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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