



St. Marys Road Cromer

£850 PCM

A well presented two bedroom first floor apartment with off road parking, situated within a few minutes walk of Cromer Town Centre & amenities. Comprising Lounge, Kitchen, Two Double Bedrooms, Bathroom & Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.



- First Floor Flat • Lounge • Kitchen • Two Double Bedrooms • Bathroom • Allocated Off Road Parking • Close to Cromer Town Centre • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance

Secure entrance door with stairs leading to all floors.

Hallway

Entrance door from communal area, wall mounted security entry phone, wall mounted gas fired radiator, carpeted flooring, doors to Lounge, Kitchen, Bedrooms 1, 2 and Bathroom.

Bedroom 2

Double bedroom with uPVC double glazed window to the side aspect, wall mounted gas fired radiator, built in wardrobe with hanging rail, carpeted flooring.

Bedroom 1

Double bedroom with uPVC double glazed windows to the side and rear aspects, wall mounted gas fire radiator, built in wardrobe with hanging rail, TV aerial point, telephone point, carpeted flooring.

Kitchen

uPVC double glazed window to the rear and side aspects, range of base and wall mounted units set beneath worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with stainless steel chimney style extractor hood over, built in electric oven, wall mounted gas fired boiler, wall mounted gas fired radiator, tiled splash backs, tiled flooring.

Lounge

uPVC double glazed window to the side aspect, wall mounted gas fired radiator, TV aerial point, telephone point, carpeted flooring.

Bathroom

Obscure uPVC double glazed window to the side aspect, panel sided bath with mixer tap over, vanity wash hand basin unit with

mixer tap over and drawers below, close coupled dual flush WC, corner shower cubicle with dual shower heads, shaver point, wall mounted gas fired radiator, tiles splash backs, wood effect flooring.

Outside

The property is approached from Arbor Road via a driveway leading into the parking area.

There is a parking area with one allocated parking space within Craigside.

Restrictions

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

Tenure

The initial tenancy will be for a term of 12 months with the option of continuing the tenancy for another fixed term thereafter.

FEES & DEPOSITS

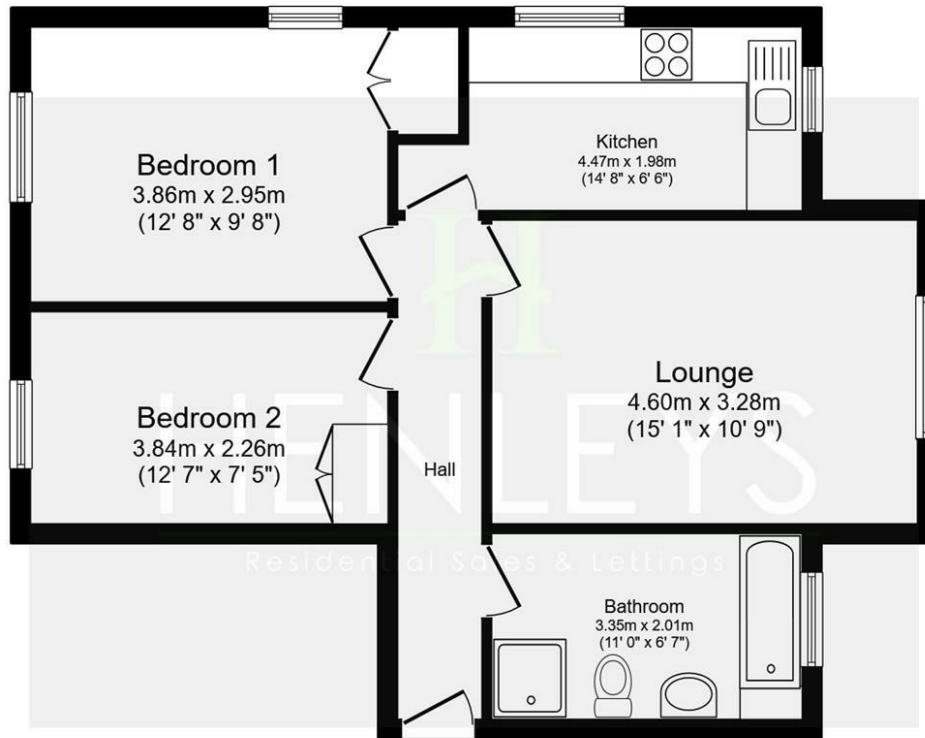
There are NO FEES payable for this property. The applicant may be require to pay a holding deposit equivalent to one weeks rent. The first months rent will be due on or before the first day of the tenancy.

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.



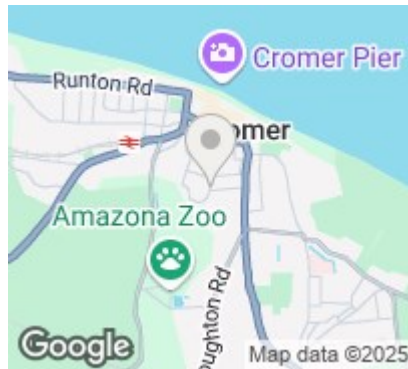




Floor Plan
 Floor area 57.9 m² (623 sq.ft.)

TOTAL: 57.9 m² (623 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	70	78
(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