



Cabbell Road Cromer

£525 PCM

A well presented studio apartment located just moments away from Cromer TOWN CENTRE & THE SEA FRONT. With gas central heating, shower room and lounge/kitchen. Furnished & Available NOW. Viewings are highly advised, call Henleys to view.



- Studio Apartment • Well Presented • Gas Central Heating • Shower Room • Popular Location • Close to Town Centre & Sea Front

Cromer

Cromer is a typical fishing town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Lounge/Kitchen/Bedroom

Lounge/Bedroom Area:

uPVC double glazed bay window to the front aspect, wall mounted gas fired radiators, pull down bed, large wardrobe with hanging rail, shelving and drawers, day bed style sofa which converts to a bed, ample shelving and storage boxes, wood effect laminate flooring, open to :

Kitchen:

uPVC double glazed window to front aspect, range of base and wall mounted units set beneath work surfaces, inset stainless steel sink and drainer unit with mixer tap over, washer/dryer, inset electric hob with concealed extractor hood over, built in electric oven, fridge freezer, wood effect breakfast bar area with storage boxes, decorative aqua board splash backs, wood effect laminate flooring, door to Bathroom.

Bathroom

Corner shower cubicle with thermostatic shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, aqua boarding splash backs, tiled flooring.

Furnishing

Please note this property is let fully furnished with all appliances, crockery and cutlery.

Restrictions

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

FEES AND DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £121.15 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£403.85) along with the deposit of £605.76 on the first day of the tenancy.

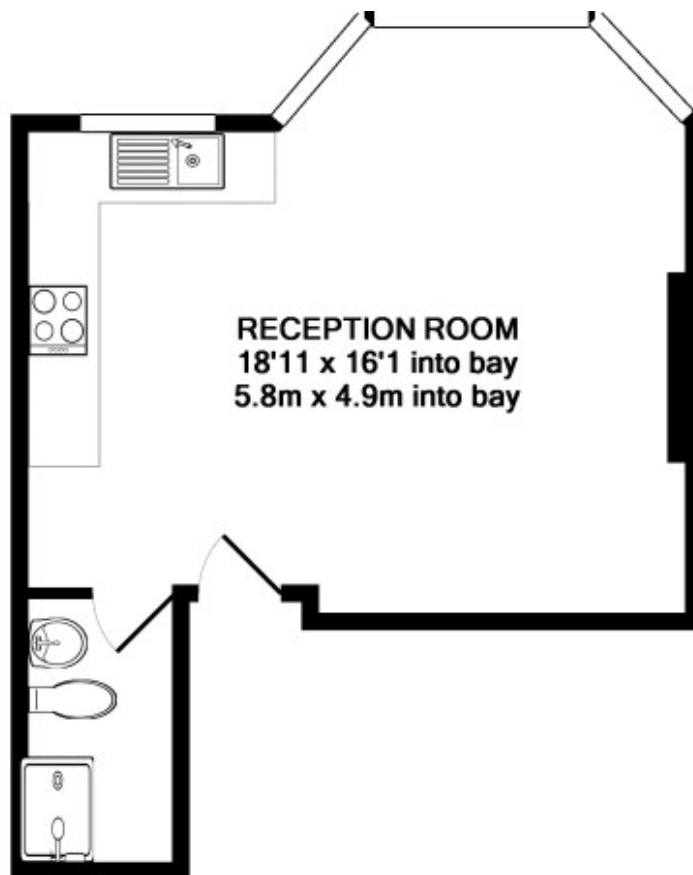
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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



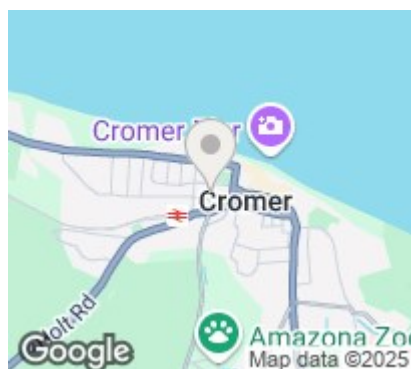
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TOTAL APPROX. FLOOR AREA 312 SQ.FT. (29.0 SQ.M.)

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	70	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

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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