



Cabbell Road
Cromer

£675 PCM

A well presented one bedroom first floor flat situated close to Cromer Town Centre, Seafront, Amenities & Transport Links to Norwich, surrounding Towns & Villages. Comprising Lounge, Kitchen, Double Bedroom & En-suite Shower Room. Unfurnished & Available Mid November 2024. Call Henleys to view.



- Well presented Frist Floor Flat • Lounge • Kitchen • Double Bedroom • En-suite Shower Room • Gas Central Heating

COMMUNAL ENTRANCE

Entrance door leads into porch with further door to hallway. Access through to the rear of the building, door to meter cupboard and stairs leading to all floors.

LOUNGE

uPVC double glazed window to the front aspect, TV aerial point, telephone point, wall mounted electric heater, carpeted flooring, doors to Kitchen and Bedroom.

KITCHEN

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, freestanding cooker with stainless steel chimney style extractor hood over, space for fridge freezer, tiled splash backs, vinyl type flooring.

BEDROOM

uPVC double glazed window to the rear aspect, wall mounted electric heater, TV aerial point, telephone point, carpeted flooring, door to En-suite Shower Room.

EN-SUITE SHOWER ROOM

Shower cubical with wall mounted electric shower and sliding glass doors, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, ladder style chrome heated towel rail, tiled splash backs, vinyl type flooring, wall mounted mirrored medicine cabinet with light over, extractor fan.

OUTSIDE

To the rear of the property is a shared access to the wheelie bins via an access road running between Cadogan Road and Canada Road. A door leads direct from this area to the bedroom and a separate door to leads into the communal entrance hall.

RESTRICTIONS

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

TENURE

The initial tenancy offered for this property is 12 months with the possibility of either continuing on a monthly basis or renewing for a further fixed term.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £155.76 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£519.24) along with the deposit of £778.84 on the first day of the tenancy.

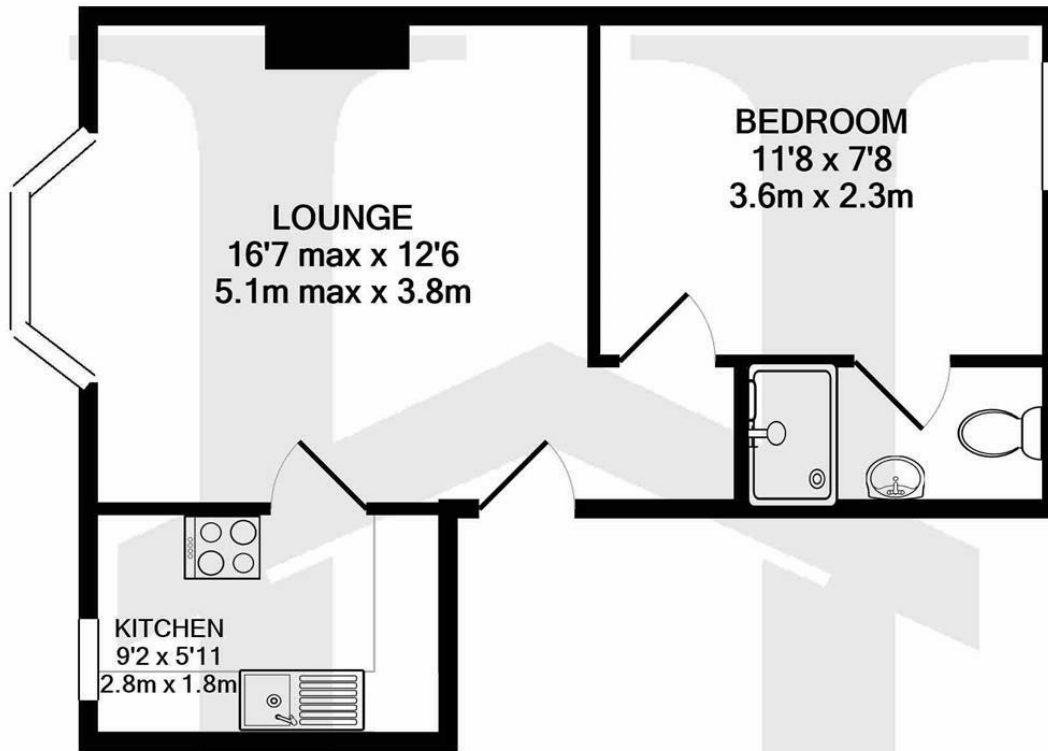
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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



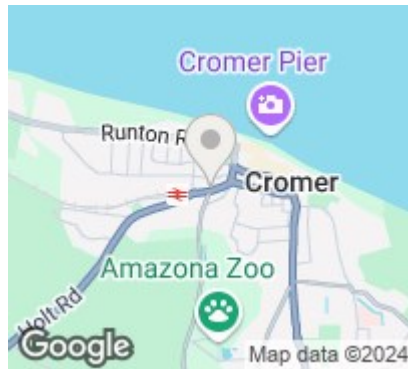
- Double Glazing
- Close to Town Centre & Amenities
- Unfurnished & Available Mid November 2024
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TOTAL APPROX. FLOOR AREA 365 SQ.FT. (33.9 SQ.M.)

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		
(55-68) D	62	62
(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