



Cabbell Road
Cromer

£795 PCM

A well presented two bedroom top floor apartment comprising Lounge, Kitchen, Two Double Bedrooms, En-suite Bathroom, Bathroom & Off Road Parking, Double Glazing & Gas Central Heating. Unfurnished & Available NOW. Call Henleys to view.



- Well Presented Top Floor Flat
- Lounge
- Kitchen
- Two Double Bedrooms
- En-suite & Bathroom
- Off Road Parking

COMMUNAL ENTRANCE

Cupboards housing electric meters, stairs rising to all floors, door to rear providing access to the parking area.

ENTRANCE HALL

Entrance door, Velux window to the ceiling, secure entry phone, wall mounted gas fired radiator, newly fitted carpeted flooring, recently redecorated, door to Bedrooms 1, steps rising to further hall with cupboard housing gas fired boiler, wall mounted gas fired radiator and shelving, doors to Bedroom 2, Bathroom and Lounge.

BEDROOM 1

uPVC double glazed window to the rear aspect, Velux window to the side aspect, wall mounted gas fired radiator, newly fitted carpets, recently redecorated, door to En-suite.

ENSUITE

Velux window to the side aspect, bath with shower over, close coupled dual flush WC, pedestal wash hand basin, wall mounted gas fired radiator, tiled splash backs, tiled flooring.

BATHROOM

Obscure uPVC double glazed window to the rear aspect, bath with wall mounted shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted ladder style heated towel rail, tiled splash backs, tiled flooring.

BEDROOM 2

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, newly fitted carpets, recently redecorated.

LOUNGE/DINING ROOM

uPVC double glazed sash window to the front aspect, wall mounted gas fired radiator, TV aerial point, satellite TV point, telephone point, newly fitted carpeted, recently redecorated, door to Kitchen.

KITCHEN

uPVC double glazed window to the rear aspect, with sea glimpses, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel one and a half bowl 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 and grill, space for under counter fridge, wall mounted gas fired radiator, tiled splash backs, tiled flooring.

OUTSIDE

To the rear of the property is a parking area with off road parking for 1 car. Steps from the carpark lead to a rear coded entrance door into the communal areas.

RESTRICTIONS

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

FEES AND DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £183.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£611.54) along with the deposit of £1,096.15 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.



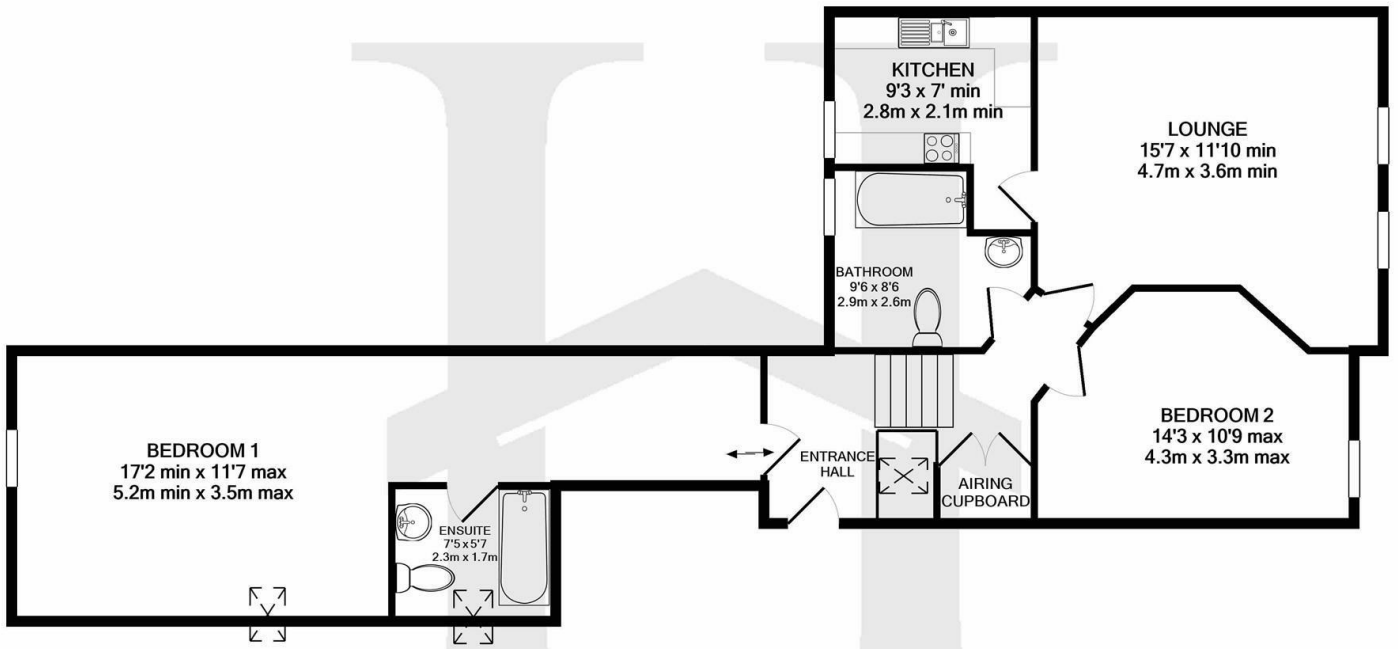
- Gas Central Heating
- Unfurnished & Available NOW
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Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

TENURE

Landlord will accept a 6 months tenancy on this property.

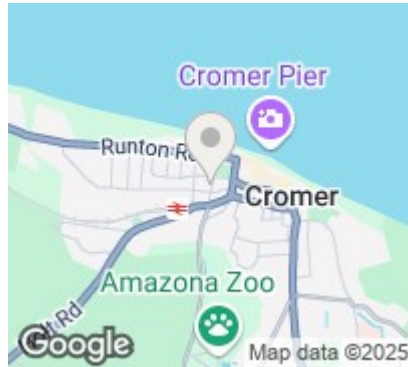




TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.9 SQ.M.)

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	79	79
(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