



Prince Of Wales Road Cromer

£675 PCM

**** APPLICATION RECEIVED **** A well presented one bedroom flat situated in Cromer Town Centre. Comprising Lounge, Fitted Kitchen, One Double Bedroom, Shower Room. Gas Central Heating. UPVC double glazing. Unfurnished & Available mid October. Call Henleys to view.



- First Floor Flat • Lounge/Diner • Kitchen • Double Bedroom • Shower Room • Gas Central Heating • Town Centre Location • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance

Communal entrance door, stairs rising to the first floor.

Entrance Hall

Small entrance with obscure porthole window to the side aspect, wall mounted gas boiler, carpeted flooring, door to Bedroom and steps leading up to the Kitchen.

Bedroom

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

Kitchen

uPVC double glazed window to the rear aspect, range of modern base and wall mounted units, 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 radiator, tiled splash backs, wood effect vinyl type flooring, door to Inner Hall.

Inner Hall

Storage cupboard, carpeted flooring, doors to Shower Room and Lounge/Diner.

Shower room

Shower cubicle with wall mounted electric shower, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted ladder style heated towel rail, tiled splash backs, vinyl type flooring.

Lounge/Diner

uPVC double glazed bay window to the front aspect, further uPVC double glazed window to the side aspect, decorative fireplace, wall mounted gas fired radiators, picture rail, carpeted flooring.

Restrictions

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

FEES & DEPOSIT

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.

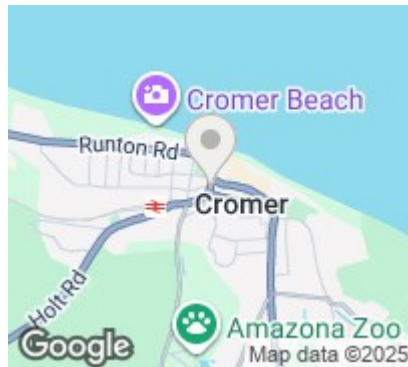






Total floor area: 48.8 sq.m. (526 sq.ft.)

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	72	81
(81-91) B		
(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 