



Beach Road Cromer

£875 PCM

Located close to Cromer Town Centre and amenities is this two bedroom second floor apartment with allocated off road parking. Comprising Lounge, Kitchen, Two Double Bedrooms, Bathroom, small Balcony & Allocated Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.



- Second Floor Apartment • Lounge • Kitchen • Two Double Bedrooms • Bathroom • Small Balcony Area • Allocated Off Road Parking • Unfurnished • Available NOW • Call Henleys to view

Communal Entrance

Entrance doors from both the front and rear aspects, stairs leading to all floors.

Hallway

Entrance door from communal hallway, carpeted flooring, small storage cupboard with shelving, doors to Bedrooms 1, 2 and Bathroom., open to Kitchen, steps down to Lounge,

Bedroom 1

Double bedroom with single glazed wooden framed window to the front aspect providing access to the balcony area, wall lights, wall mounted gas fired radiator, telephone point, carpeted flooring.

Bedroom 2

Double bedroom with singled glazed wooden framed window to the front aspect providing access to the balcony area, wall lights, wall mounted gas fired radiator, carpeted flooring.

Bathroom

Panel sided bath with electric shower over, pedestal wash hand basin, close coupled WC, shaver point and light, wall mounted gas fired radiator, extractor fan, storage cupboards with shelving, tiled splash backs, wood effect flooring.

Kitchen

Single glazed wooden framed window to the rear aspect with roof top views of Cromer Church, range of base and wall mounted units set beneath roll edge work surfaces, inset sink and drainer unit with mixer tap over, washing machine (left at goodwill), freestanding electric cooker(left at goodwill), fridge freezer (left at goodwill), wall mounted gas fired boiler, tiled splash backs, tiled effect laminate flooring.

Lounge

Steps down into the room with two single glazed wooden framed windows to the side aspect, wall mounted gas fired radiators, wall lights, carpeted flooring.

Outside

To the rear of the property is a parking area with one allocated parking space.

Restrictions

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

Utilities

Mains electricity, gas, water and sewerage connected. Telephone and TV points present however these have not been checked for live connections.

Mobile & Broadband Coverage

Superfast broadband available. Good mobile coverage indoors and outdoors. For further information on networks and providers please visit Ofcom's website.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £201.92 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£673.08) along with the deposit of £1,009.61 on the first day of the tenancy.

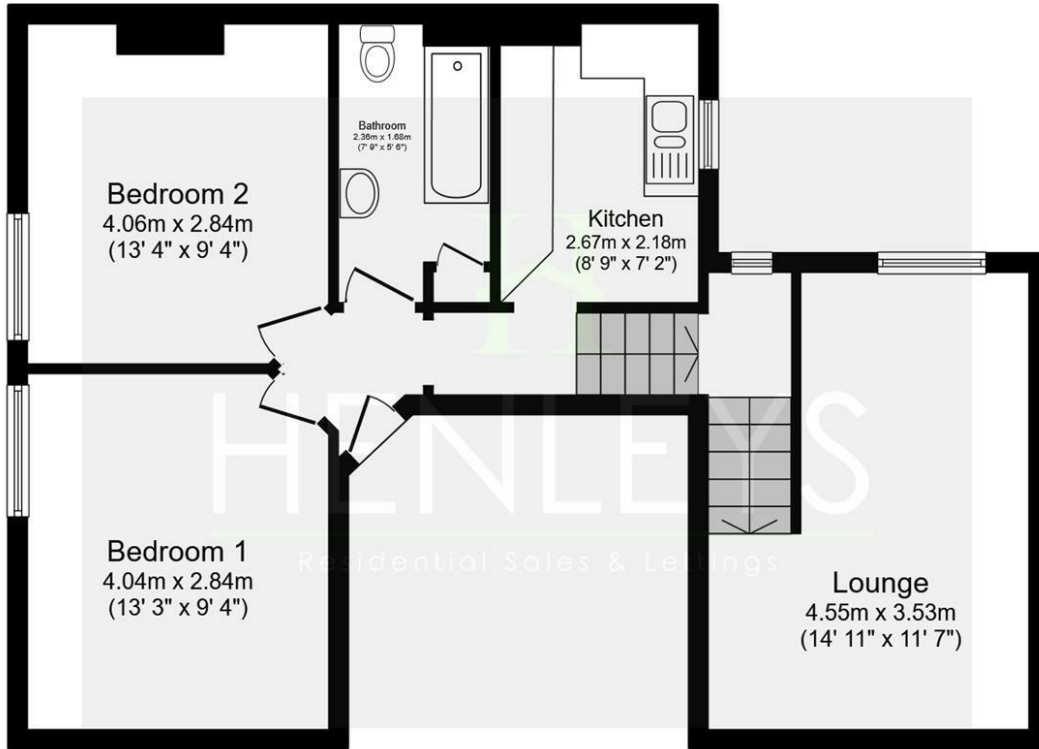
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask



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.





Floor Plan
Floor area 60.5 m² (651 sq.ft.)

TOTAL: 60.5 m² (651 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	83
		EU Directive 2002/91/EC	



Cromer Lettings
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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