



Alfred Road Cromer

£850 PCM

A well presented bright sunny second floor apartment with sea views from every aspect situated close to Cromer Town Centre. Comprising Lounge, Kitchen, Two Double Bedrooms, Bathroom, Garage & Sea Views. Unfurnished & Available NOW. Call Henleys to view.



- Second Floor Apartment • Lounge • Kitchen • Two Bedrooms • Bathroom • Garage • Sea Views • Unfurnished • Available NOW • Call Henleys to view

COMMUNAL ENTRANCE

Communal entrance door, stairs leading to all floors.

ENTRANCE HALL

Spacious entrance hall with airing cupboard, wall mounted electric heater, security entry phone, carpeted flooring, open to Kitchen doors to Lounge, Bathroom, Bedrooms 1 & 2.

LOUNGE

uPVC double glazed window to the front aspect, uPVC double glazed window to the side aspect with sea views, wall mounted electric heaters, carpeted flooring, artex to the ceiling.

KITCHEN

Skylight to the ceiling, range of base and wall mounted units set beneath roll edge work surfaces, inset sink and drainer unit with mixer tap over, under counter fridge, under counter freezer, inset electric hob, built in electric oven, tiled splash backs, wood effect flooring, artex to the ceiling.

BEDROOM 1

uPVC double glazed window to the side aspect with sea views, built in mirror fronted wardrobe with hanging rails and shelves, carpeted flooring, artex to the ceiling.

BEDROOM 2

uPVC double glazed window to the side aspect, wall mounted electric heater, storage cupboard, carpeted flooring, artex to the ceiling.

BATHROOM

Skylight to the ceiling, p-shaped bath with wall mounted shower over, vanity sink unit with mixer tap over and cupboard below, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, tiled splash backs, tiled flooring, artex to the ceiling.

PARKING

To the rear of the building is a communal block of garages. This apartment has one garage with an up and over door.

If parking is not required the property can be let without the garage at a rent of £800 per calendar month.

RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted. Older or retired applicants preferred due to the age range of other residents in the building.

UTILITIES

Mains electricity, water and sewerage connected.

MOBILE & BROADBAND COVERAGE

Superfast broadband available. Very good indoor and outdoor mobile coverage. For further information on networks and providers please visit <https://checker.ofcom.org.uk/>.

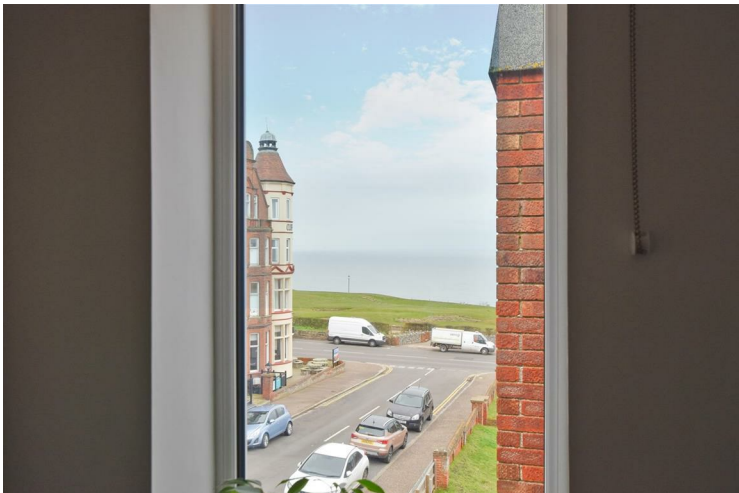
FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £196.15 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£653.85) along with the deposit of £980.76 on the first day of the tenancy.

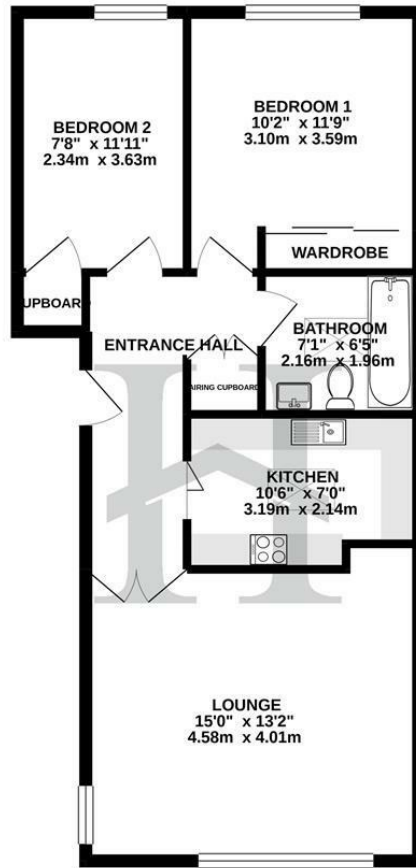
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.



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



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		65
(39-54) E	48	
(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