



Cromer Road
Sheringham

£895 PCM

A very well presented first floor apartment situated close to Sheringham Town Centre & amenities. Comprising open plan lounge/kitchen/utility, spacious main bedroom, second bedroom, bathroom with bath & shower, own garden, storage shed & allocated off road parking for 1 car. Unfurnished & Available NOW. Call Henleys to view.



- Well Presented First Floor Apartment
- Open Plan Lounge/Kitchen/Utility
- Spacious Main Bedroom
- Second Bedroom

Communal Entrance

The property is accessed via a pathway leading to the left of the building and to the communal entrance door at the rear. Stairs lead to all floors.

Entrance Hall

uPVC double glazed window to the rear aspect, security entry phone, telephone point, wall mounted gas fired radiator, carpeted flooring doors to Bedrooms 1, 2, Lounge & Bathroom.

Bedroom 1

Spacious super king size bedroom, uPVC double glazed bay window to the front aspect, TV aerial point, wall mounted gas fired radiators, carpeted flooring.

Bedroom 2

uPVC double glazed sash window to the front aspect, TV aerial point, wall mounted gas fired radiator, carpeted flooring.

Lounge

uPVC double glazed bay window to the front aspect, TV aerial points, wall mounted gas fired radiators, carpeted flooring, open to Kitchen.

Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath work surfaces, inset composite one and a half bowl sink and drainer unit with mixer tap over, integrated dishwasher, free standing electric cooker (left at goodwill) with stainless steel chimney style extractor hood over, wall mounted gas fired boiler, wall mounted vertical gas fired radiator, tiled splash backs, tiled flooring, open to Utility Room.

Utility Room

uPVC double glazed window to the rear aspect, automatic lighting,

wall mounted unit, work surface, space and plumbing for washing machine, tiled splash backs, tiled flooring.

Bathroom

Obscure uPVC double glazed window to the rear aspect, bath with mixer tap over, fully tiled shower cubicle with thermostatic shower and dual shower heads, vanity unit with inset wash hand basin with mixer tap over and cupboard below, concealed cistern dual flush WC, extractor fan, tiled splash backs, tiled effect vinyl type flooring.

Outside

To the rear of the property is an allocated lawned garden and a brick built shed with uPVC door and uPVC double glazed window. There is also a shingled carpark area with one allocated parking space.

Restrictions

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

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £213.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£711.54) along with the deposit of £1,067.30 on the first day of the tenancy.

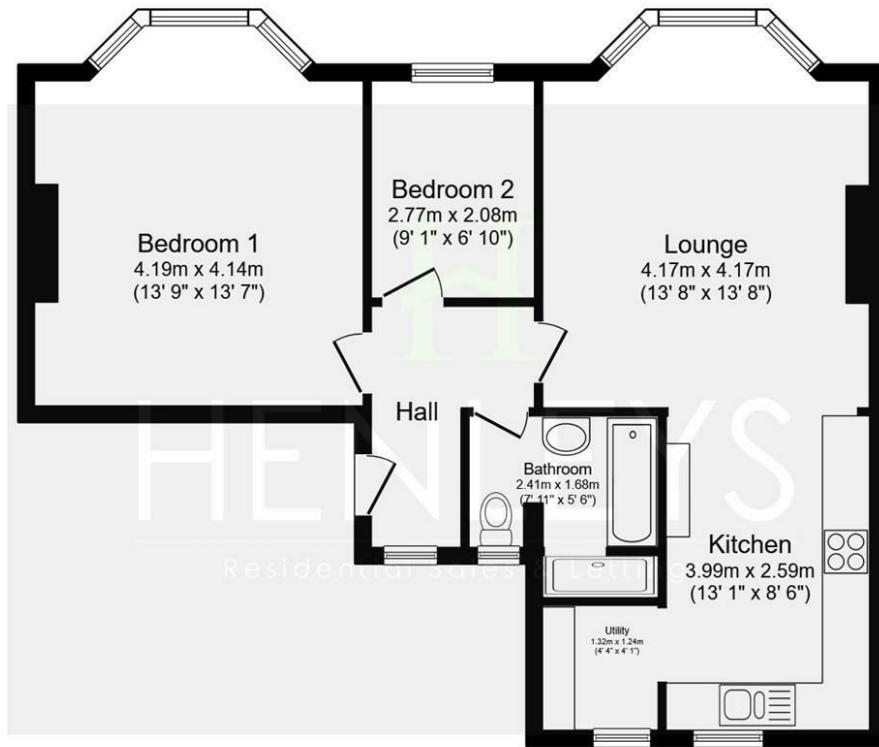
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.



- Bathroom with Bath & Shower
- Own Garden & Storage Shed
- Allocated Off Road Parking
- Unfurnished
- Available NOW
- Call Henleys to view

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





Floor Plan
Floor area 68.1 m² (733 sq.ft.)

TOTAL: 68.1 m² (733 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 | 81 | 81 |
| (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 | |



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