



Prince Of Wales Road Cromer

£825 PCM

A well presented second floor apartment situated close to Cromer Town Centre and amenities. Comprising Lounge, Kitchen/Breakfast Room, Double Bedroom, Study Room/Bedroom 2, Jack & Jill Bathroom, Separate WC and Balcony with Sea Views. Fully Furnished & Available Mid December 2024. Call Henleys to view.



- Second Floor Apartment • Lounge • Kitchen/Breakfast Room • Double Bedroom • Study/Bedroom 2 • Jack & Jill Bathroom

COMMUNAL ENTRANCE

Secure entrance door, stairs rising to all floors.

ENTRANCE HALL

Split level hallway with wall mounted gas fired radiator, security entry phone, carpeted flooring doors to Bedroom 1, Study/Bedroom 2 and WC and stairs rising door leading to Lounge.

LOUNGE

Single glazed sash window to the front aspect, feature fire surround, wall mounted gas fired radiators, wood effect laminate flooring, coving to the ceiling, single glazed door with side windows to Balcony, open to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM

Single glazed sash window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit, washing machine, inset electric hob, built in electric oven, fridge freezer, wall mounted gas fired radiator, wall mounted gas fired boiler, tiled splash backs, wood effect laminate flooring.

SEPARATE WC

Obscure single glazed sash window to the side aspect, close couple WC, wall mounted wash hand basin, tiled splash backs, tiled flooring.

STUDY/BEDROOM 2

Single glazed sash window to the side aspect, wall mounted gas fired radiator, wood effect laminate flooring, coving to the ceiling, door to Jack & Jill Bathroom.

BEDROOM 1

Single glazed sash window to the side aspect, wall mounted gas fired radiator, carpeted flooring, coving to the ceiling, door to Jack & Jill Bathroom.

BALCONY

Small balcony providing seating for two persons with ornate iron railing and sea views.

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 £190.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £951.92 on the first day of the tenancy.

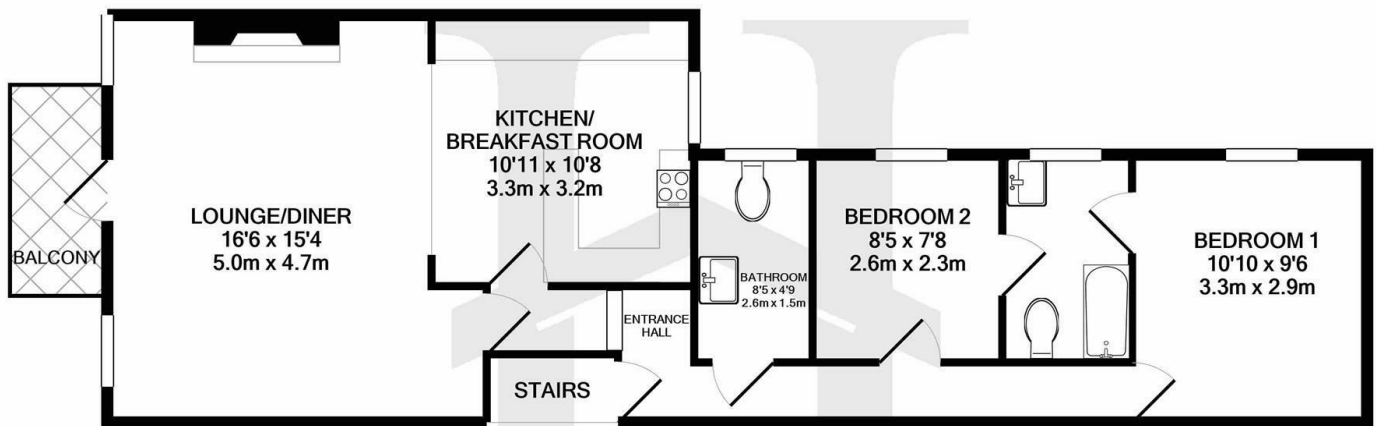
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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

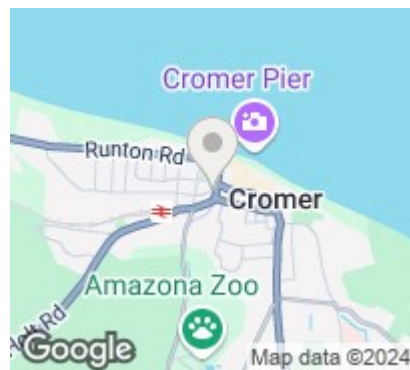


- Separate WC
- Balcony with Sea Views
- Fully Furnished & Available Mid December 2024
- Call Henleys to view





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		
(69-80) C	73	81
(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