



## 17-19 Church Street Cromer

£675 PCM

**\*\* APPLICATION RECEIVED \*\*** A first floor flat situated in Cromer Town Centre. Comprising Lounge, Double Bedroom, Bathroom, Separate WC & Kitchen. Gas Central Heating Throughout. Unfurnished & Available NOW. Call Henleys to view.



- First Floor Flat • Lounge • Kitchen • Double Bedroom • Bathroom & Separate WC • Gas Central Heating • Town Centre Location • Unfurnished • Available NOW • Call Henleys to view

### Communal Entrance

Doors leading from Church Street. Stairs rising to all floors.

### Entrance Hall

Wall mounted gas fired radiator, newly fitted carpeted flooring, freshly decorated, doors to Glazed doors to Lounge & Kitchen doors to Bedroom, Bathroom & WC.

### Lounge

Two uPVC double glazed sash windows to the front aspect, wall mounted gas fired radiator, newly fitted carpeted flooring, freshly decorated.

### Bedroom

uPVC double glazed sash bay window with window seat to the front aspect, further uPVC double glazed sash window to the front aspect, wall mounted gas fired radiator, newly fitted carpeted flooring, freshly decorated.

### Bathroom

Panel sided bath with wall mounted electric shower over, pedestal wash hand basin, shaver point & light, wall mounted gas fired radiator, extractor fan, tiled splash backs, newly fitted vinyl type flooring.

### WC

WC, extractor fan, newly fitted vinyl type flooring.

### Kitchen

uPVC double 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 with mixer tap over, space and plumbing for washing machine, freestanding electric cooker (left at goodwill), wall mounted gas fired radiator, wall mounted gas fired boiler, tiled splash backs, wood effect vinyl type flooring, freshly decorated.

### 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 £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.



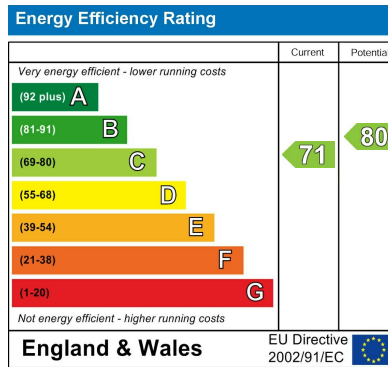
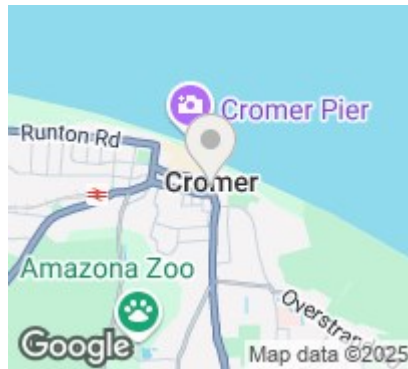




**Floor Plan**  
Floor area 46.2 m<sup>2</sup> (497 sq.ft.)

TOTAL: 46.2 m<sup>2</sup> (497 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



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