



TO LET

£895 PCM

16 Mount Street, Cromer, NR27 9DB

Arnolds | Keys



THE PROPERTY

Flat 4 Lime Tree Court 16 Mount Street, Cromer, NR27 9DB

Perfectly positioned in the heart of Cromer, this 2nd and 3rd floor maisonette on Mount Street offers modern, low-maintenance living just a short stroll from the seafront and all local amenities.

Accommodation includes an open plan kitchen / living area, bedroom and shower room with a further bedroom and bathroom to the upper floor.

The property further benefits from double glazing and gas fired central heating.

Cromer is a picturesque resort situated on the delightful North Norfolk Coast and offering a combination of sandy beaches, rugged cliffs, and an active town centre with a good range of facilities. The expansive sandy beach is perfect for leisurely walks, whilst the iconic Grade II listed Cromer Pier hosts a variety of entertainment programmes including theatrical performances, live music, and the popular end-of-pier Cromer Pier Show. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and supermarkets etc. There is a Church, hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

EPC Rating B. Council Tax Band A.



This maisonette is an excellent opportunity for anyone looking to embrace a relaxed lifestyle in a popular coastal setting.



2



2



1



A



B

THE DETAILS

Property Details

ENTRANCE HALL

Entrance door, fitted carpet, radiator and stairs to second floor.

KITCHEN/LIVING AREA

White high gloss kitchen units. Electric oven and Hob, Gas fired Boiler. Juliette balcony to living area.

SHOWER ROOM

White three piece suite. Radiator, vinyl flooring.

BEDROOM TWO

Carpet, radiator, double glazed window, inbuilt wardrobe.

SECOND FLOOR LANDING

BEDROOM ONE

Spacious dual aspect room. Carpet, radiator.

BATHROOM

White three piece suite. Radiator, vinyl flooring.

TENANTS NOTE

The deposit for this property is £1032.

EPC Rating B. Council Tax Band A - North Norfolk Council

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

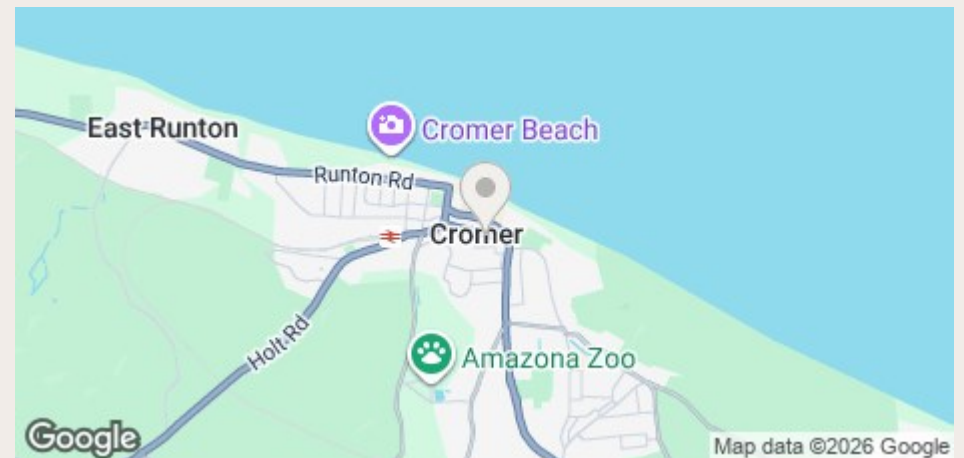
Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

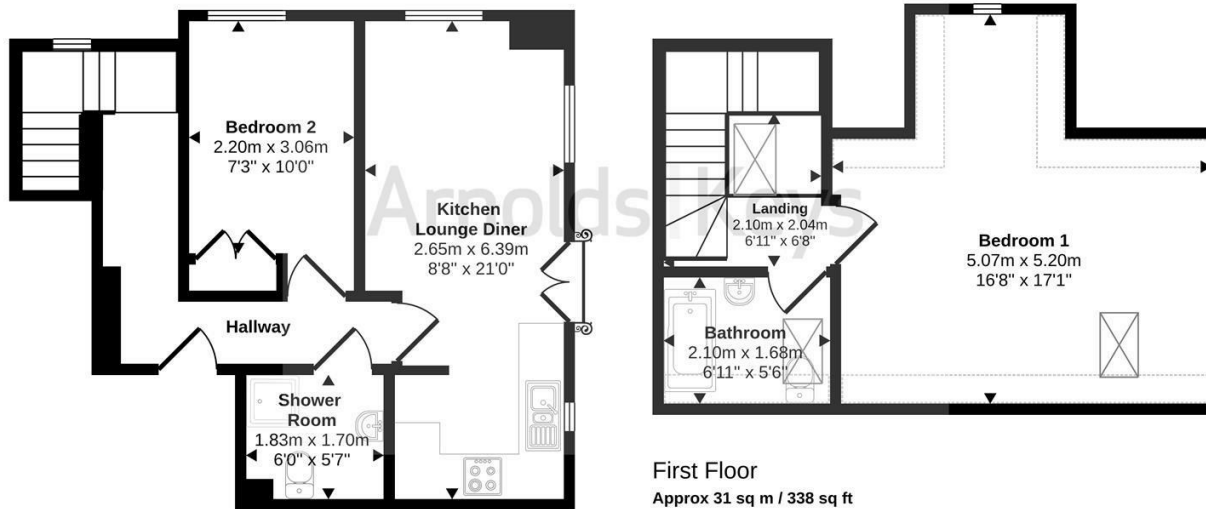
The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £206.53. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Location

Mount Street is close to the town centre and within easy reach of the wide ranging amenities this popular coastal resort has to offer which also includes the Pier, delightful beaches and regular public transport.

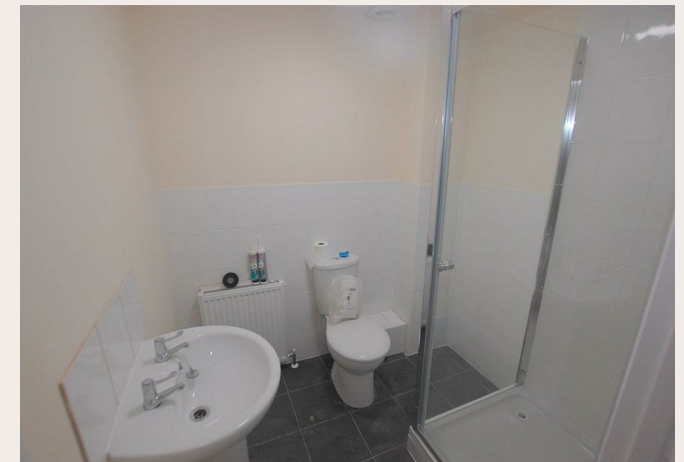
Approx Gross Internal Area
69 sq m / 742 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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