



2 Fishermens Mews, Corner Street, Cromer, Norfolk, NR27 9GY

£1,200 PCM

- Appealing Mews Development
- Accommodation over 4 Floors
- 3 Bedrooms
- First Floor Lounge With Bay Window
- Study
- Town Centre Location
- Allocated Single Parking Space
- Kitchen / Diner With Direct Access To Courtyard Garden
- Main Bedroom With En Suite
- Gas Under Floor Central Heating, Double Glazing and Easy To Maintain Courtyard Garden

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Versatile TOWN CENTRE 3 BEDROOM town house in an attractive mews development in the heart of Cromer and with a single PARKING SPACE. The accommodation is arranged OVER 4 FLOORS to include a ground floor cloakroom and kitchen / diner with direct access to the rear garden. On the first floor is the lounge and study. On the second and third floors are the bedrooms along with an ENSUITE and family bathroom. To the rear is a courtyard garden.



Council Tax Band: C



The full range of facilities which Cromer has to offer are on your doorstep including shops, restaurants, regular public transport and the delightful sea front, pier and beach.

EPC Rating C. Council Tax Band C - North Norfolk District Council.

ENTRANCE HALL

Wood flooring and stairs to first floor.

CLOAKROOM

Wash basin and WC.

KITCHEN / DINER

13'3" x 12'4"

Shaker style base and wall units with deep glazed butler sink, gas and electric range cooker, integrated fridge / freezer, washing machine and dishwasher. Wood flooring and door to rear courtyard.

FIRST FLOOR LANDING

Fitted carpet. Stairs to second floor

LOUNGE

13'3" x 12'4"

Fitted carpet, feature bay window and electric wall hung fire.

STUDY

Fitted carpet.

SECOND FLOOR LANDING

Fitted carpet. Stairs to top floor.

BATHROOM

Wash basin, WC and bath. Tiled floor.

BEDROOM

12'4" max x 7'3"

Fitted carpet.

BEDROOM

12'4" x 5'7"

Fitted carpet.

THIRD FLOOR LANDING

MAIN BEDROOM

11'8" x 10'3"

Fitted carpet, skylight and dormer window with elevated church and roof top aspects. Boiler cupboard. Door to ensuite.

EN SUITE

Wash basin, WC and shower cubicle.

GARDEN

Rear courtyard garden, enclosed with gate for

pedestrian access and useful bike store.

Allocated single parking space.

TENANTS NOTE

The deposit for this property is £1384.

EPC Rating C. Council Tax Band C - North Norfolk Council

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

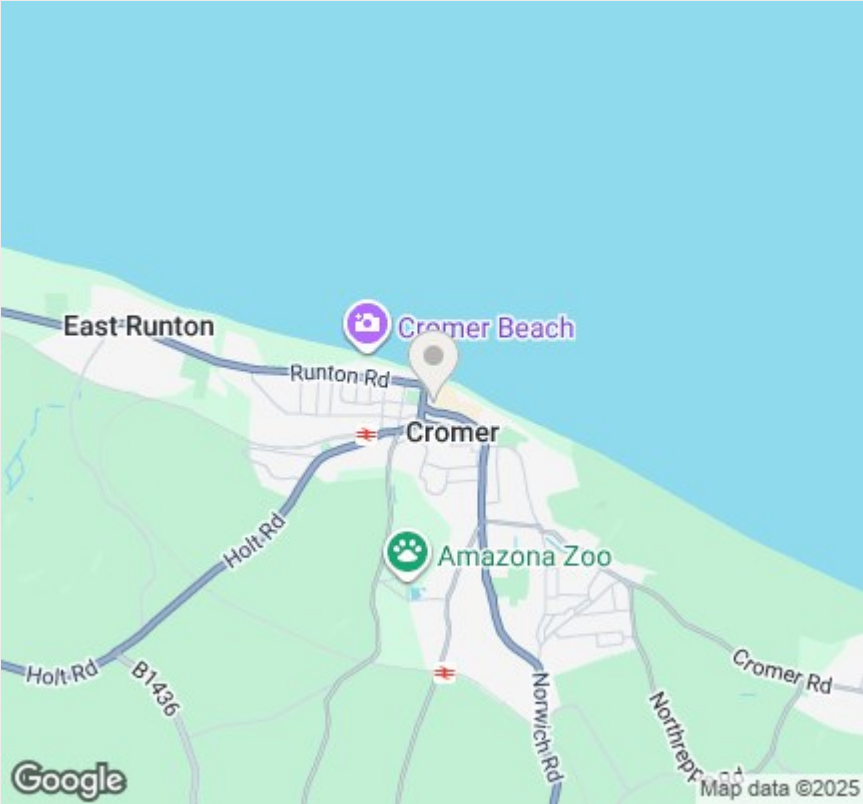
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

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 £368.07. 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.



Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (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  | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

