



ALBANY COURT

CROMER, NR27 9AZ

£250,000
LEASEHOLD - SHARE OF FREEHOLD

This wonderfully appointment top floor apartment lies in the ever increasingly sought after seaside town of Cromer. The property has uninterrupted views of the seafront and pier with a balcony to watch the world go by.

This apartment consists of two double bedrooms, family bathroom, open plan lounge diner and kitchen and a balcony to enjoy the stunning sea views.


HENLEYS
Residential Sales & Lettings

ALBANY COURT

- CHAIN FREE • TWO DOUBLE BEDROOMS • OPEN PLAN LOUNGE/DINER & FITTED KITCHEN • BALCONY WITH SEAVIEWS • GARAGE & PARKING • CLOSE TO THE BEACH & PEIR • CLOSE TO TOWN CENTRE • CLOSE TO TRAIN STATION • GREAT SECOND HOME OR FOR A COUPLE • VIEWING

RECOMMENDED



Cromer

Cromer is a typical fishermen town located In the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Overview

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This apartment consists of two double bedrooms, family bathroom, open plan lounge diner and kitchen and a balcony to enjoy the stunning sea views.

Communal Entrance

Secure entrance door, stairs rising to all floors. Each flat has a full length lockable storage cupboard in just outside the flat entrance door.

Entrance hall

Door to the front, carpeted flooring, electric convector heater, intercom and built in cupboards.

Lounge

A full width uPVC double glazed window with panoramic sea views, uPVC french doors open to a balcony seating area. mid range open plan effect into the kitchen and fully carpeted flooring.

Kitchen

Range of wall and base units with worktops over, inset one and a half bowl stainless steel sink, space and plumbing for washing machine and space and plumbing for dishwasher or under counter fridge, inset electric hob with extractor hood over, built in electric oven, part tiled walls and carpet flooring. With open plan design to the lounge area to further enjoy the panoramic sea views, sky light to ceiling.

Bathroom

Sky light to ceiling, WC, wash hand basin into vanity unit with mirrored cabinet over, panelled bath with shower over, carpeted flooring, part tiled walls and wall mounted towel radiator.

Bedroom

uPVC Double Glazed Window to the rear elevation and carpeted flooring.

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Parking

Single garage in a block to the rear of the apartments.

Lease

The property is share of freehold

990 years +

Annual Charges £1480 per annum

Pets with permission

Long term lets allowed

Holiday lets not permitted

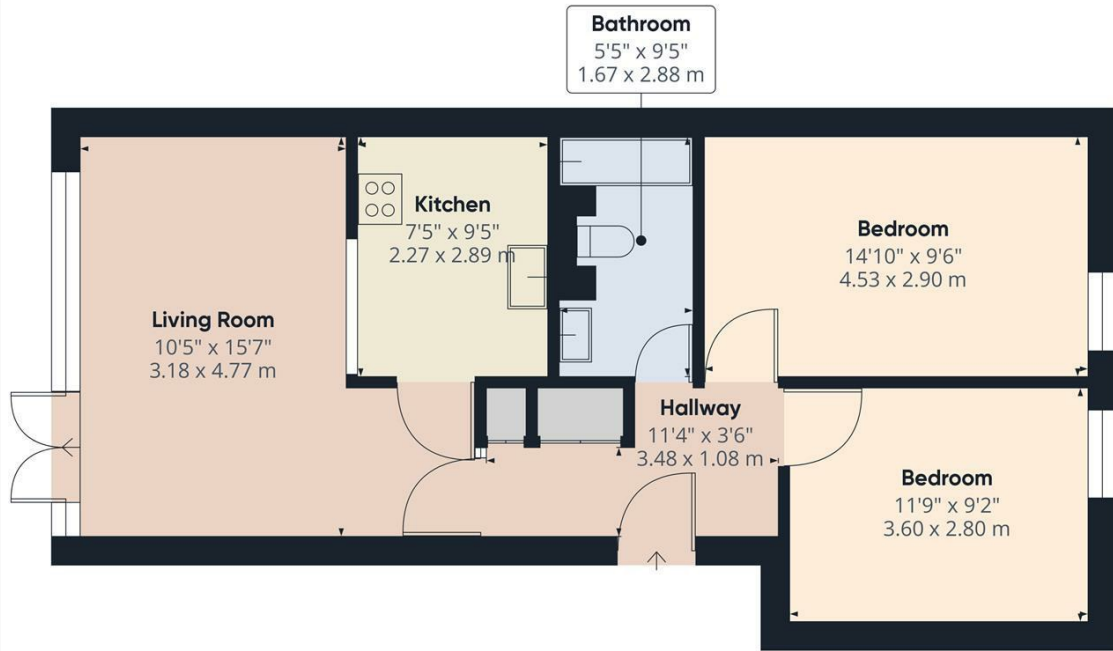
Agents note

Mains drainage and water

Electric storage heating

12 ALBANY COURT



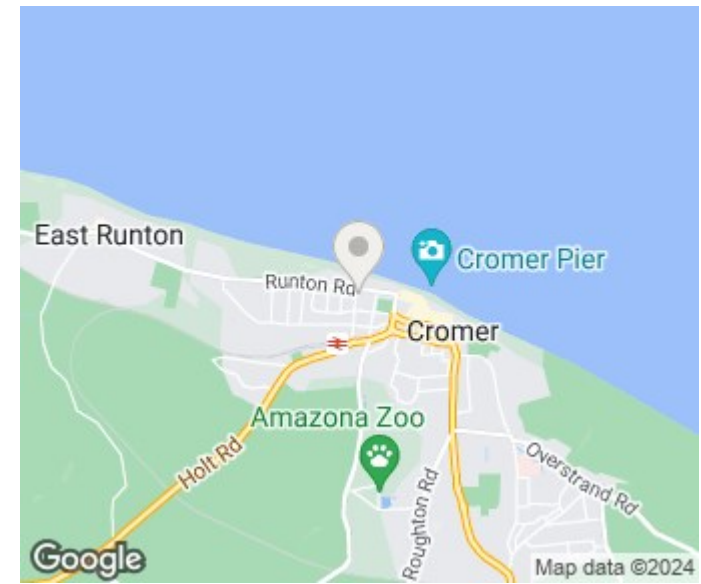


Approximate total area⁽¹⁾
640.06 ft²
59.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	