



## ALBANY COURT

CROMER, NR27 9AZ

£265,000  
LEASEHOLD - SHARE OF FREEHOLD

This ground floor apartment has been renovated to a very high standard and is immaculate throughout. This beautiful apartment consists of a spacious lounge diner with stunning Seaview's, fitted kitchen, two double bedrooms and a family shower room. The apartment also benefits from a garage and parking and is within a minutes walk to the beach and the increasingly desirable seaside town of Cromer.

  
**HENLEYS**  
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# ALBANY COURT

- Beautiful ground floor apartment
- Two double bedrooms
- Stunning seaviews
- Large Lounge diner
- Contemporary fitted kitchen
- Shower room
- Stones throw from beach, town centre & transport links
- Garage & parking
- Communal gardens
- Viewing highly recommended



## Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination.

Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance.

Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

## Overview

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with stunning Seaview's, fitted kitchen, two double bedrooms and a family shower room. The apartment also benefits from a garage and parking and is within a minutes walk to the beach and the increasingly desirable seaside town of Cromer.

## Communal entrance hall

Communal entrance with intercom system, stairs to the first floor apartments and door to the apartment with a storage cupboard next to door with key. Ideal for Hoover, mop etc.

## Entrance hall

Door to the front, wall mounted intercom, wooden flooring, built in storage cupboards and doors leading off.

## Kitchen

Immaculate modern kitchen with wall and base units, worktops and sink drainer. Built in oven hob and extractor fan, built in fridge freezer and washing machine. Beautiful flooring and breakfast bar (opening into lounge - diner) with seaviews.

## Lounge - Diner

UPVC double glazed windows to the front with stunning sea views, wall mounted electric heaters, wooden floors and breakfast bar into kitchen.

## Bedroom

Double glazed window to the rear overlooking communal gardens, built in wardrobes, carpets and electric wall mounted heater.

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### Shower room

large walk in shower, fully tiled, wood effect flooring, enclosed wash hand basin with cupboards below, WC, extractor fan, wall mounted vanity mirror, built in shelving and chrome heated towel rail.

### Garage & parking

To the rear of the building there are communal gardens, carpark and a garage allocated to the apartment.

### Agents note

Council tax band B

Leasehold with share of freehold 940 years remaining

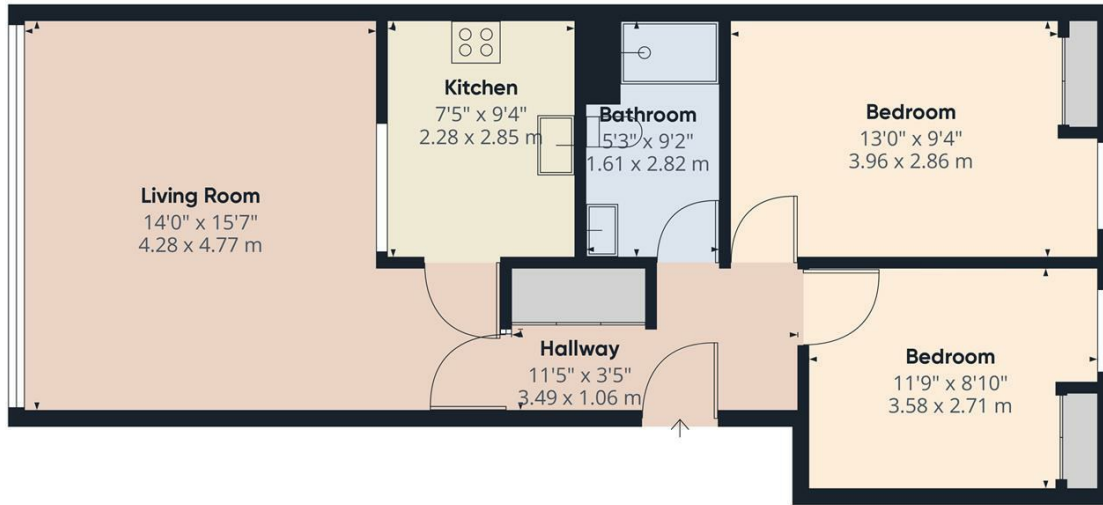
Service charges - £1480

No holiday lets

EPC current- 62D 78C

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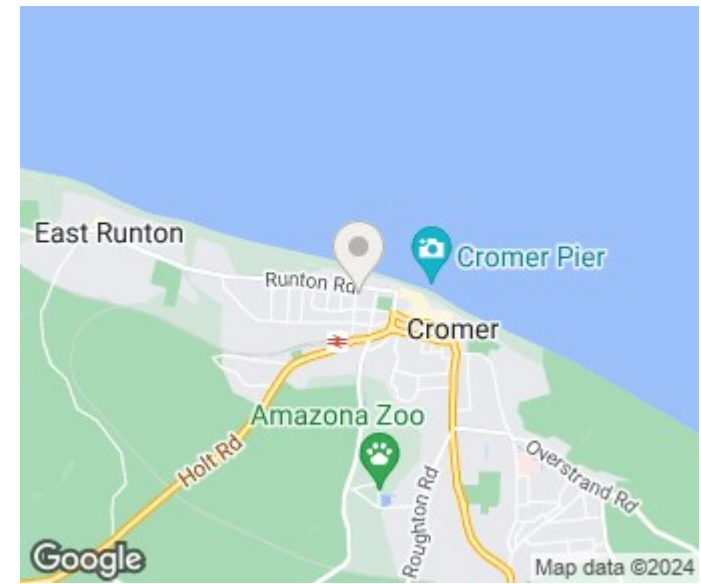
Approximate total area<sup>1)</sup>  
679.42 ft<sup>2</sup>  
63.12 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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