



ALBANY COURT

CROMER, NR27 9AZ

£230,000
LEASEHOLD - SHARE OF FREEHOLD

PRICED TO SELL! This 2nd floor apartment, located right on the sea front with panoramic North Sea views is an ideal project. The property requires updating but has huge potential for the right buyer. It has a garage and share of the freehold, . NO UPWARD CHAIN!

**HENLEYS**
Residential Sales & Lettings

ALBANY COURT

- Huge potential
- Priced to sell
- Amazing sea views
- 2 double bedrooms
- Share of freehold
- Right on the sea front
- No upward chain
- Walking distance to transport links and town centre
- Viewing recommended



OVERVIEW

Albany Court is a purpose built group of two apartment blocks directly on Cromer's sea front. This second floor apartment is situated in the front block which allows panoramic sea views. The apartment does require upgrading but has huge potential.

COMMUNAL ENTRANCE

Stairs to all floors and intercom phone entry system.

CENTRAL HALLWAY

From the hall, doors open to the lounge, the kitchen, the two bedrooms and the bathroom. Built in storage cupboards with hot water tank and immersion heater.

LOUNGE/DINING ROOM

A full width uPVC double glazed window with panoramic sea views, uPVC French doors open to a balcony seating area with a panoramic sea view. Serving counter into the kitchen.

KITCHEN

Range of wall and base units with worktops over, inset one stainless steel sink, part tiled walls. The kitchen has spaces for an upright fridge. Built-in electric and four ring hob with filter extraction unit over. Serving hatch to the lounge area to further enjoy the panoramic sea views.

BEDROOM 1

uPVC Double Glazed Window to the rear aspect, built in wardrobes and carpeted flooring.

BEDROOM 2

uPVC Double glazed window to the rear elevation and carpeted flooring. Built-in wardrobe.

BATHROOM

Low level dual-flush WC, sink set into vanity unit, panelled bath with electric shower over over, vinyl floor part tiled walls and wall mounted towel radiator.

PARKING

Single allocated parking space to the rear of the apartments.

AGENTS NOTES

999 years from 1972

Annual Charges approx. £1200 per annum

Pets with permission

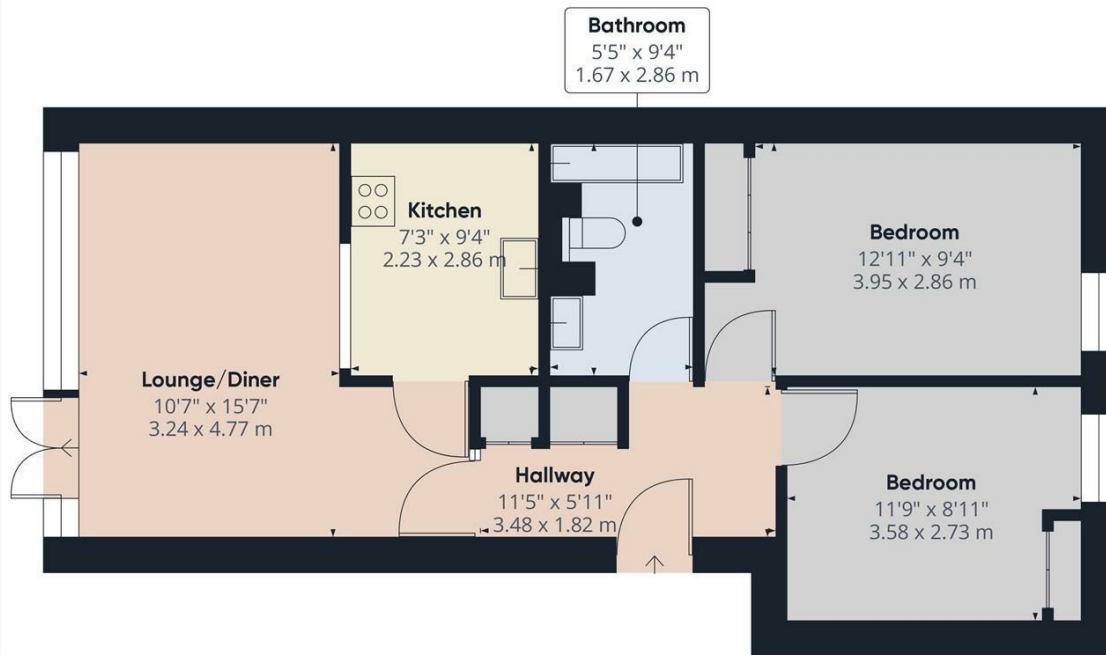
Long term lets allowed

Holiday lets not permitted

Share of freehold

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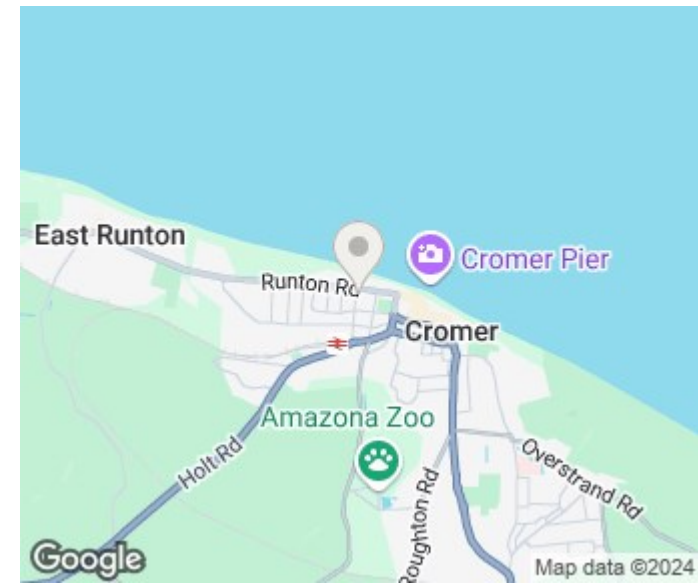
Approximate total area⁽¹⁾
 619.79 ft²
 57.58 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

HENLEYS
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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