



## ALBANY COURT

CROMER, NR27 9AZ

£240,000  
LEASEHOLD - SHARE OF FREEHOLD

This delightful apartment at Albany Court offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for small families, couples, or individuals seeking a serene retreat by the sea. Natural light floods the living area, creating a warm and inviting atmosphere.

Located in the heart of Cromer, residents will enjoy easy access to local shops, cafes, and the stunning beach, perfect for leisurely strolls or invigorating seaside activities.

**H**  
**HENLEYS**  
Residential Sales & Lettings

## ALBANY COURT

- Amazing panoramic sea views • 2 Bedrooms • Share of Freehold • Sea front location • Walking distance to transport links and town centre • Early viewing highly recommended



### CROMER

Cromer is a typical fishermen town located on 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.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

### OVERVIEW

Albany Court is a purpose built group of two apartment

blocks directly on Cromer's sea front. This first floor apartment is situated in the front block which allows panoramic sea views. This apartment has two bedrooms to the rear and a balcony off of the living area to make the most of the sea views and is also in a prime location to view Cromer's famous carnival procession during the summer.

### COMMUNAL AREAS

The communal area has tile effect flooring with stairs to all floors and intercom phone entry system. Storage cupboard outside of the front door.

### ENTRANCE HALL

From the apartments entrance hallway, doors open to the two bedrooms and the bathroom. An open plan living area consisting of lounge, kitchen and dining area. Built in storage double door cupboards with hot water tank and immersion heater. Single door cupboard with a clothes rail for coats and shelf for additional storage.

### LOUNGE/DINING AREA

A full width uPVC double glazed window with panoramic sea views, uPVC French doors open to a balcony seating area with views of the West Promenade Gardens and Cromer Pier. Engineered wood flooring which flows from the hallway, into the lounge/dining area and kitchen.

### BALCONY

A paved balcony overlooks the North Sea with great panoramic views including of the pier.



## KITCHEN

Range of wall and base units with granite effect laminate worktops over, inset one white ceramic sink, part tiled walls. The kitchen has space for an upright fridge. Freestanding electric cooker with hob, grill and oven. Space for a dishwasher or washing machine. Flooring is a continuation of the engineered wood flooring from the hallway and lounge.

## BEDROOM 1

uPVC Double glazed window to the rear aspect. Carpeted flooring.

## BEDROOM 2

uPVC Double glazed window to the rear aspect and carpeted flooring. Built-in storage cupboard with shelving and hanging rail for clothing.

## BATHROOM

Concealed cistern with flush plate and floorstanding back to wall WC, counter top basin on mosaic tiled top cupboard, panelled bath with electric shower over and taps, porcelain tiled floor, half height tiled walls with mosaic feature and full height tiles in bath/shower area. White linear wall mounted electric towel radiator. Large mirror cabinet.

## PARKING

Garage with communal parking area to the rear of the apartments.

## LEASE INFORMATION

950 years lease commencing 2000

Annual Charges approx. £1480 per annum

Pets with permission

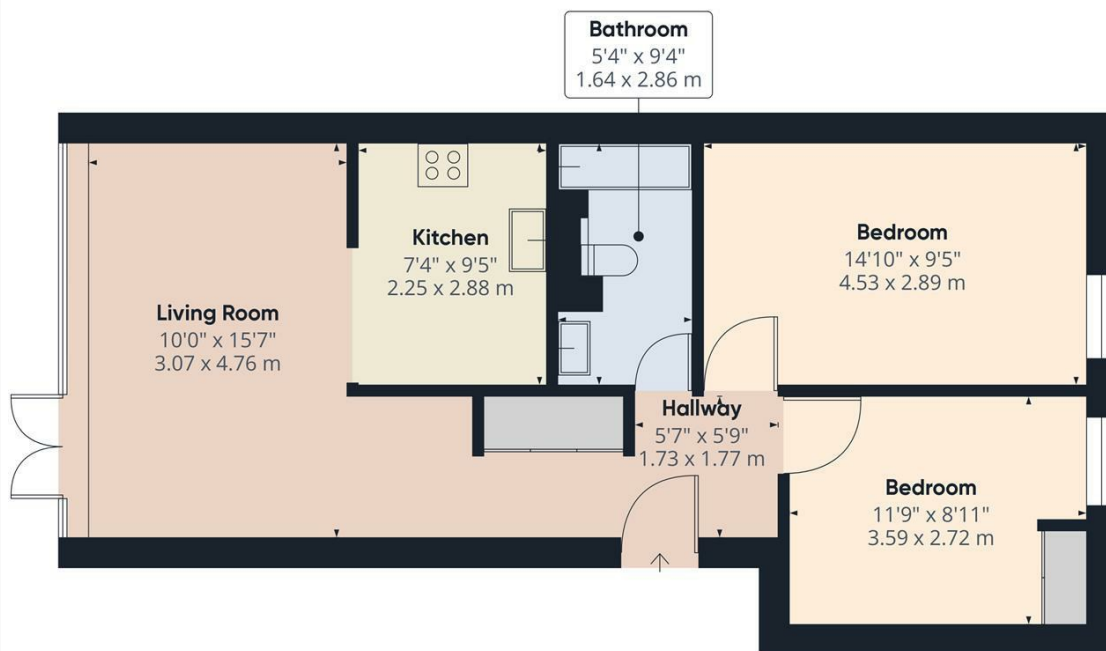
Long term lets allowed

Holiday lets not permitted

Share of freehold

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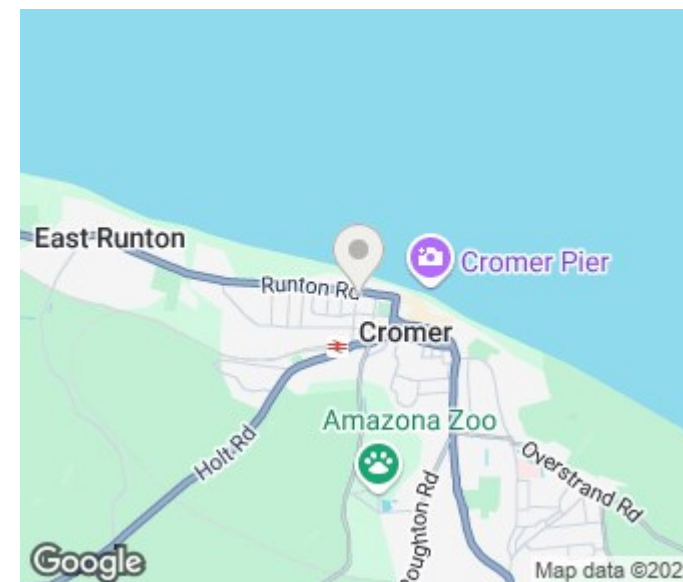
Approximate total area<sup>1</sup>  
613.86 ft<sup>2</sup>  
57.03 m<sup>2</sup>

(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.

GIRAFFE360



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	