



Albany Court Cromer

£875 PCM

A well presented second floor apartment situated close to Cromer Town Centre. Comprising Lounge, Kitchen, Two Double Bedrooms, Bathroom, Balcony with Sea Views and Allocated Off Road Parking. Recently Redecorated & Newly Fitted Flooring. Unfurnished & Available NOW. Call Henleys to view.



- Second Floor Apartment • Lounge/Diner with Sea Views • Kitchen • Two Double Bedrooms • Bathroom

COMMUNAL ENTRANCE

Stairs to all floors and intercom phone entry system.

ENTRANCE HALL

Enter from the communal stairwell, built in storage cupboard with hot water tank and immersion heater, further built in storage cupboard, newly fitted wood effect vinyl type flooring, doors open to the Lounge, Bedrooms 1, 2 and Bathroom.

LOUNGE/DINER

To the front aspect are full length uPVC double glazed windows with panoramic sea views and uPVC French doors open to a balcony seating area with a panoramic sea views. Newly fitted carpeted flooring, serving counter to the Kitchen and door to Kitchen.

KITCHEN

Range of base and wall mounted units set beneath roll edge worksurfaces, inset sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with extractor hood over, built in electric oven, fridge freezer, tiled splash backs, newly fitted wood effect vinyl type flooring, serving hatch to Lounge with sea glimpses.

BEDROOM 1

Double bedroom with uPVC double glazed window to the rear aspect, built in wardrobe with hanging rail and shelving and newly fitted carpeted flooring.

BEDROOM 2

Double bedroom with uPVC double glazed window to the rear aspect, built in wardrobe with hanging rail and shelving and newly fitted carpeted flooring.

BATHROOM

Panel sided bath with wall mounted electric shower over, vanity unit with inset wash hand basin, close coupled dual flush WC, wall mounted heated towel rail, shaver light and point, tiled splash backs, newly fitted wood effect vinyl type flooring.

OUTSIDE

To the front of the property is a communal lawned garden with pathway to the communal entrance door.

To the rear of the property is a communal parking area with one allocated parking space.

RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £201.92 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£673.08) along with the deposit of £1,009.61 on the first day of the tenancy.

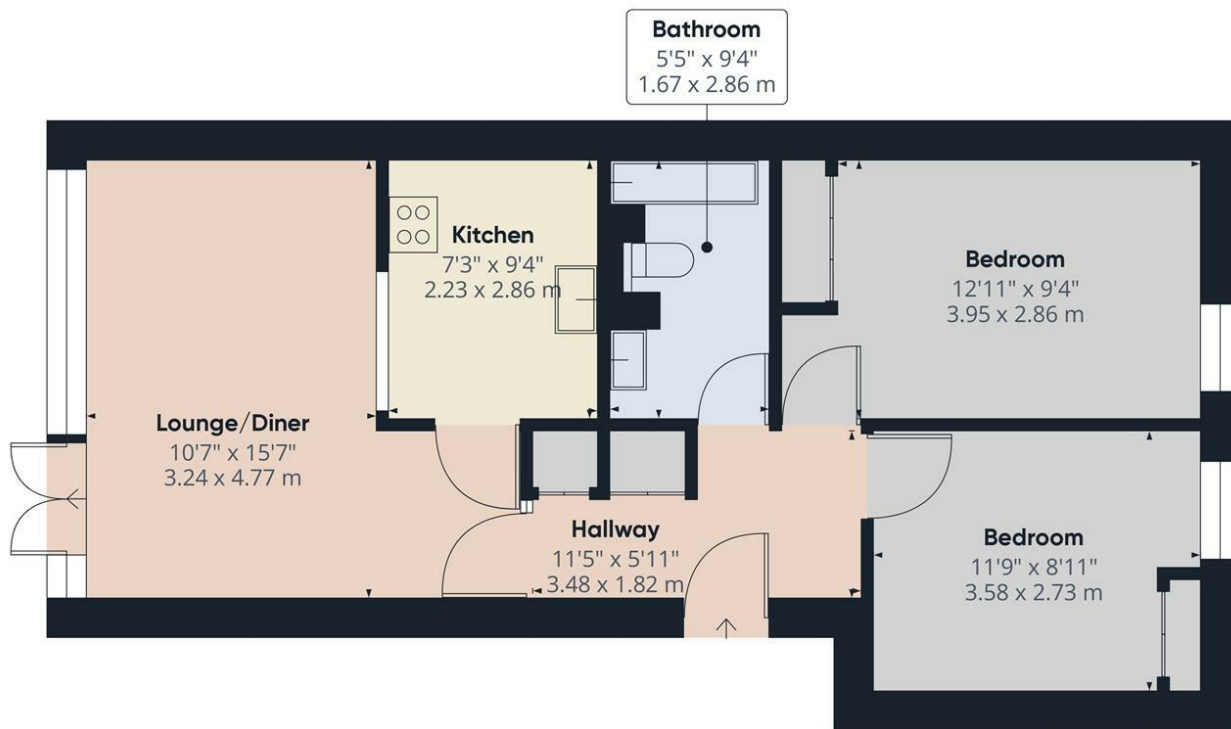
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.



- Balcony with Sea Views • Allocated Off Road Parking • Unfurnished • Available NOW • Call Henleys to view





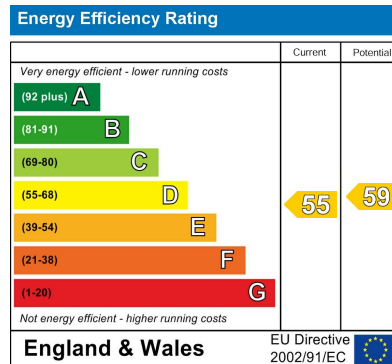
Approximate total area⁽¹⁾
619.79 ft²
57.58 m²

(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



HENLEYS
Residential Sales & Lettings

Cromer Sales
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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