



## ALBANY COURT , CROMER, NR27 9AZ

£200,000  
LEASEHOLD

A second floor apartment situated close to Cromer Town Centre with panoramic sea views.  
Comprising Lounge, Kitchen, Two Bedrooms, Bathroom, Balcony & Garage.

Call Henleys to arrange a viewing

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ESTATE AGENCY SIMPLIFIED

# ALBANY COURT

- Second Floor

Flat • Lounge • Kitchen • Two Double Bedrooms • Bathroom • Balcony with Panoramic Sea Views • Garage • Call Henleys to arrange a viewing



## Communal Entrance

Intercom entry phone. Stairs to all floors. Outside storage cupboard.

## Entrance Hall

From the hallway, open to the lounge/dining/kitchen, the two bedrooms and the bathroom. Further doors open to storage cupboards. Carpeted flooring and wall mounted convector heater. Phone point and intercom entry phone.

## Lounge

Double glazed window and patio door to balcony offers sea views to the northern aspect. This spacious room has carpeted flooring, TV and satellite points and a wall mounted electric heater.

## Kitchen

Galley style kitchen with a range of fitted base and wall units with worktops over and an inset sink and draining board. space for Fridge/freezer, electric cooker, space and plumbing for washing machine, microwave. Open to sitting room,

## Bedroom 1

Double room with double bed, fitted wardrobe and drawer units, sealed unit double glazed window to rear, electric heater, carpet.

## Bedroom 2

Two single beds, electric heater, sealed unit double glazed window, carpet.

## Bathroom

Vanity sink unit, bath with shower over, WC. Medicine cabinet, cupboard, carpet.

## Balcony

Balcony with sea views

## Garage

Garage located in garage block to rear of property.

## Restrictions

Pets not permitted.

Ground Rent: Circa £100

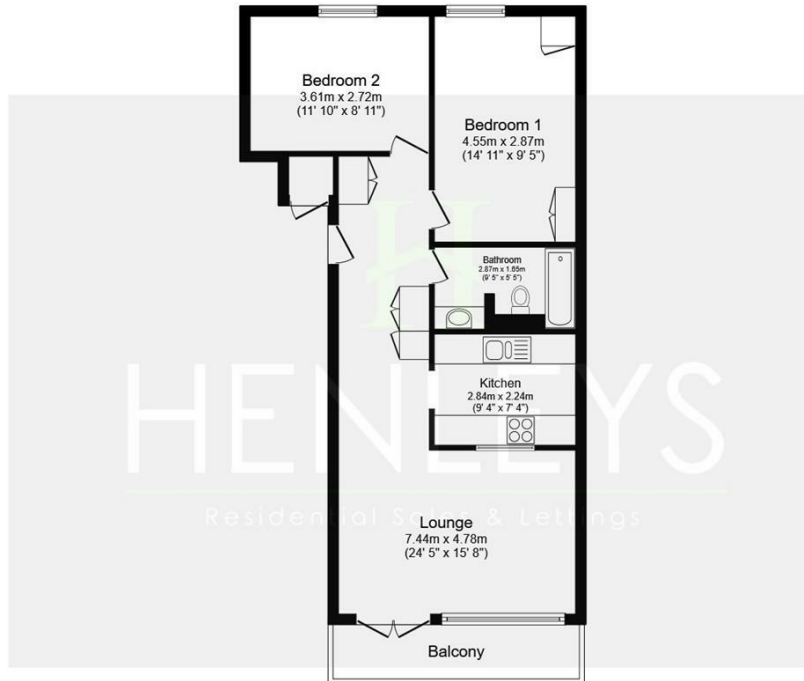
Service Charge: Circa £1200

Maintenance Charges:

Holiday Lets Not Permitted

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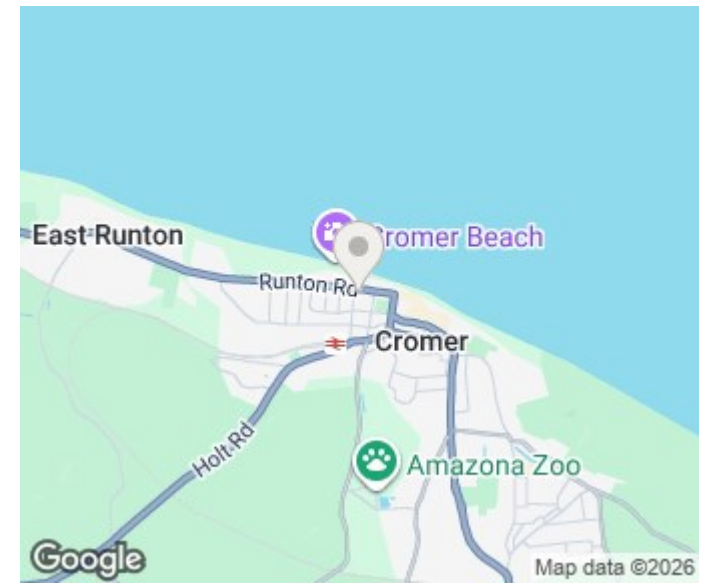




**Floor Plan**  
Floor area 63.2 m<sup>2</sup> (680 sq.ft.)

TOTAL: 63.2 m<sup>2</sup> (680 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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