



## ALBANY COURT

CROMER, NR27 9AZ

£185,000  
LEASEHOLD - SHARE OF FREEHOLD

\*\*\*\* GUIDE PRICE \*\*\*\* £200,000 - £220,000

### FANTASTIC SEAVIEWS

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.

A beautiful CHAIN FREE property with stunning sea views and recently redecorated. This apartment is ready to move into and relax whilst enjoying all coastal life has to offer.

Call Henleys to arrange a viewing.

**HENLEYS**  
Residential Sales & Lettings

# ALBANY COURT

- \*\* CHAIN FREE \*\*
- 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. Newly fitted wood effect vinyl type flooring.

## 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. Newly fitted carpeted flooring.

## KITCHEN

Range of wall and base units with worktops over, inset 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. Newly fitted wood effect vinyl type flooring.

## BEDROOM 1

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

## BEDROOM 2

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

## BATHROOM

Low level dual-flush WC, sink set into vanity unit, panelled bath with electric shower over, newly fitted wood effect 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

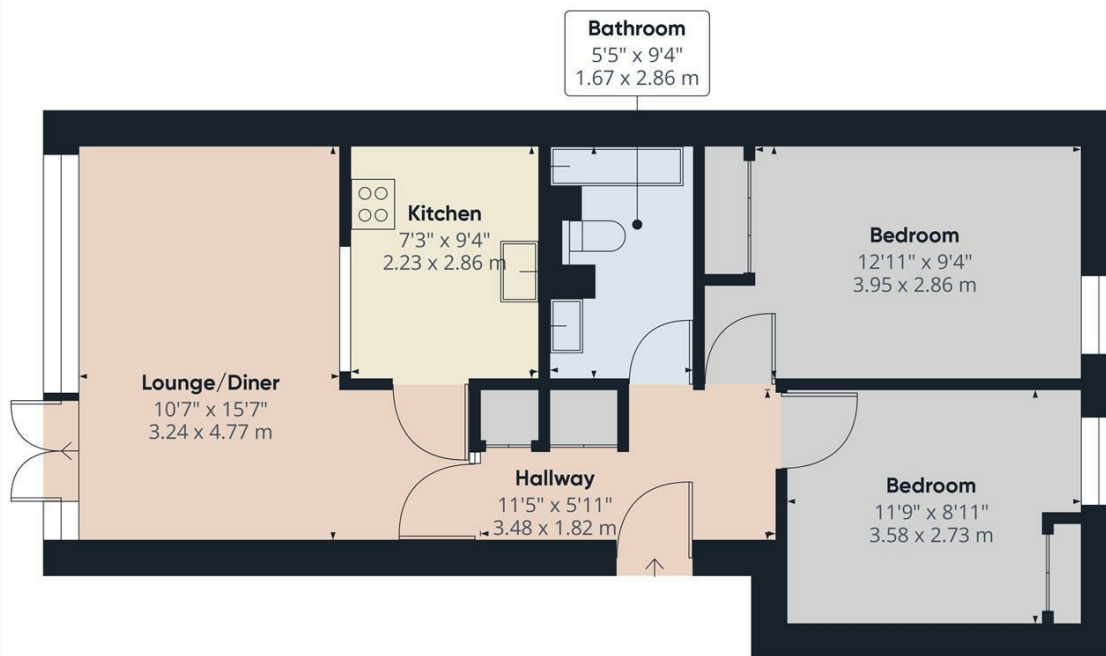
Holiday lets not permitted

Share of freehold



## 11 ALBANY COURT





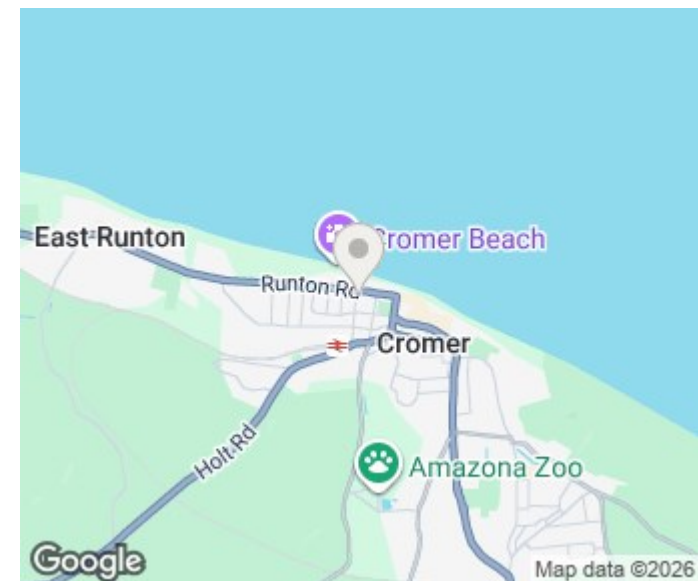
Approximate total area<sup>81</sup>  
619.79 ft<sup>2</sup>  
57.58 m<sup>2</sup>

(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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 55                      | 59        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |