



## ALBANY COURT , CROMER, NR27 9AZ

£250,000  
LEASEHOLD

A well presented 2 bed, first floor apartment with amazing North sea views close to the town centre. It comes with a very long lease and a garage.

  
**HENLEYS**  
Residential Sales & Lettings

# ALBANY COURT

- 2 bedrooms
- First floor
- Amazing sea views
- Garage
- Long lease
- Close to town centre

## 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.

## COMUNAL ENTRANCE

Stairs to all floors and intercom phone entry system.

## APPARTMENT 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

A full width uPVC double glazed window with panoramic sea views, uPVC french doors open to a balcony seating area. mid range open plan effect into the kitchen and fully carpeted flooring.

## KITCHEN

uPVC double glazed window to the side elevation. Range of wall and base units with worktops over, inset one and a half bowel stainless steel sink, part tiled walls and tiled flooring. The kitchen also houses a built in fridge and space for an electric oven with mid level open plan design to the lounge area. to further enjoy the panoramic sea views.

## BEDROOM ONE

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

## BEDROOM TWO

uPVC Double glazed window to the rear elevation and carpeted flooring.

## BATHROOM

uPVC double glazed opaque window to the side elevation. Low level WC, sink set into vanity unit with mirrored cabinet over, panelled bath with show over over, tiled floor part tiled walls and wall mounted towel radiator.

## PARKING

Single garage in a block to the rear of the apartments.

## LEASE

999 years from 1972

Annual Charges £1200 per annum

Pets with permission

Long term lets allowed

Holiday lets not permitted

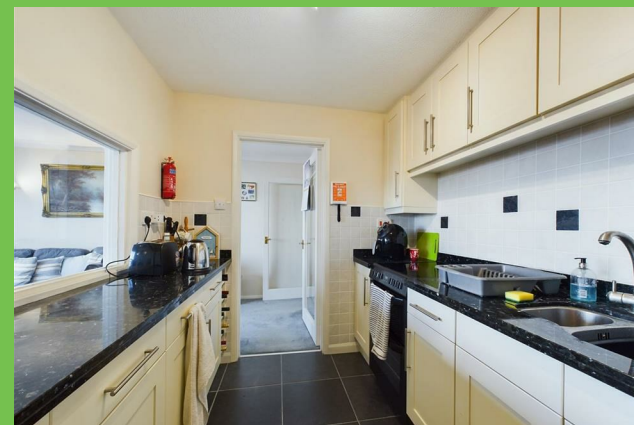
## SERVICES

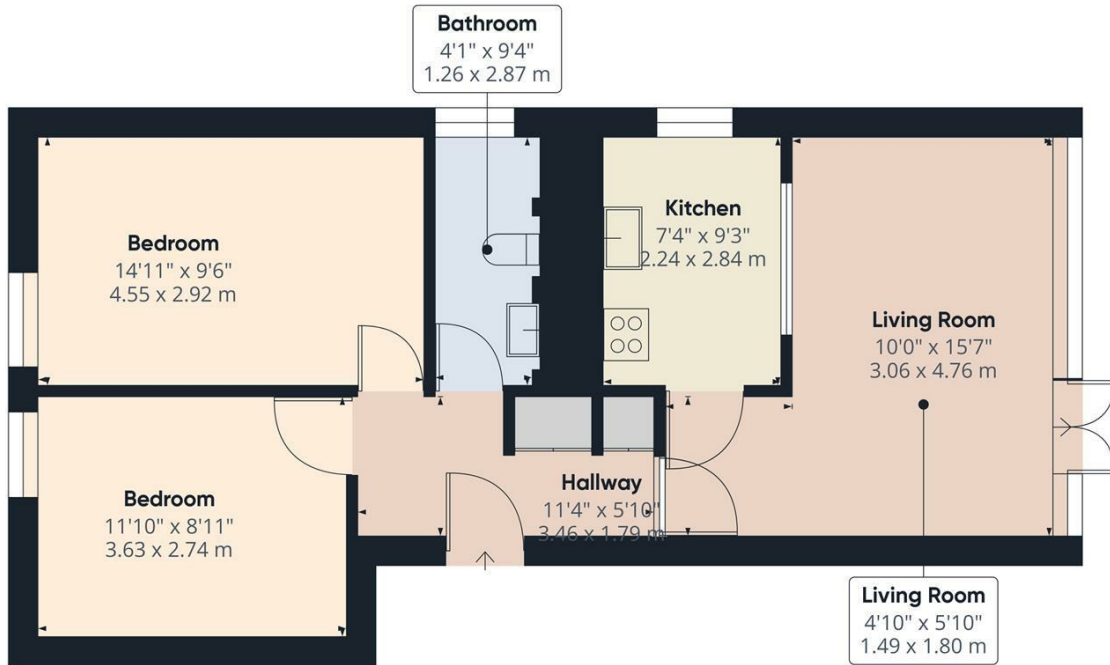
Mains drainage

Electric storage heating



# 14 ALBANY COURT



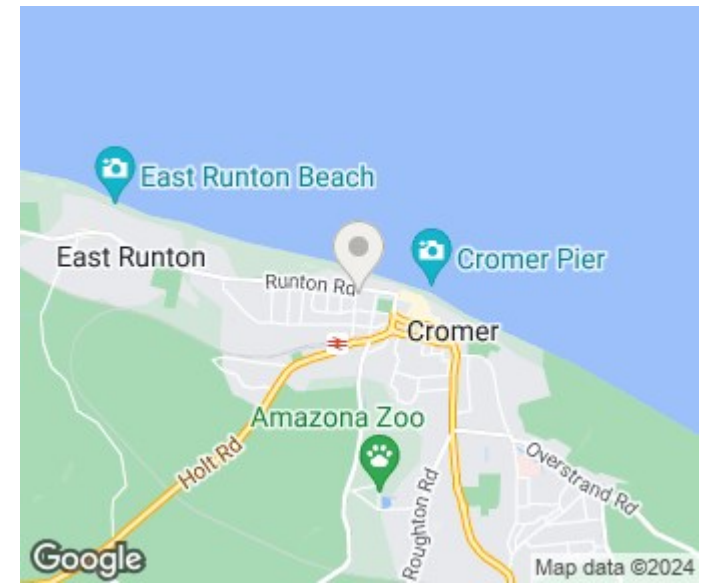


Approximate total area<sup>sq</sup>  
629.48 ft<sup>2</sup>  
58.48 m<sup>2</sup>

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.

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>	<b>61</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	<b>76</b>

**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