



## ALBANY COURT , CROMER, NR27 9AZ

£235,000  
LEASEHOLD

A rare opportunity to acquire this very well presented GROUND FLOOR two bed apartment close to the town and ideally located for the sea front. It has an open plan lounge/dining/kitchen area and two double bedrooms. There is also allocated parking for one vehicle.

  
Residential Sales & Lettings

# ALBANY COURT

- GROUND FLOOR APARTMENT • SEA VIEWS
- FROM LIVING ROOM • 2 DOUBLE
- BEDROOMS • OPEN PLAN LIVING
- AREA • ALLOCATED PARKING • CLOSE TO TOWN
- CENTRE AND SEA FRONT • NO ONWARD CHAIN



## OVERVIEW

Albany Court is a relatively new, purpose complex of apartments located ideally for the sea front and just a short walk to the town centre. Rarely available, this ground floor, two bedroom flat is being sold with no upward chain. It has allocated parking for one vehicle.

## COMMUNAL ENTRANCE

Intercom entry phone. Stairs to all floors.

## HALLWAY

From the hallway, solid oak doors 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/DINING ROOM

A large double glazed window offers sea views to the northern aspect with fitted Venetian fitted blinds. This spacious room has carpeted flooring and a feature fireplace with an inset electric flame effect fire. TV and satellite points and a wall mounted programmable electric heater.

## KITCHEN

Open plan to the lounge/dining area, it has a range of fitted base and wall units with worktops over and an inset sink and draining board. Integral appliances include a four ring electric hob, an electric oven/grill and a stainless steel extractor unit. Built-in fridge freezer and a wall mounted convector heater.

## BEDROOMS

There are two double bedrooms with fitted carpets and convector heaters to the rear aspect of the apartment.

## BATHROOM

The shower room is tiled throughout and has a walk-in shower cubicle, a sink and a dual-flush WC. Fitted shelving, extractor fan and wall mounted towel rail heater.

## TENURE

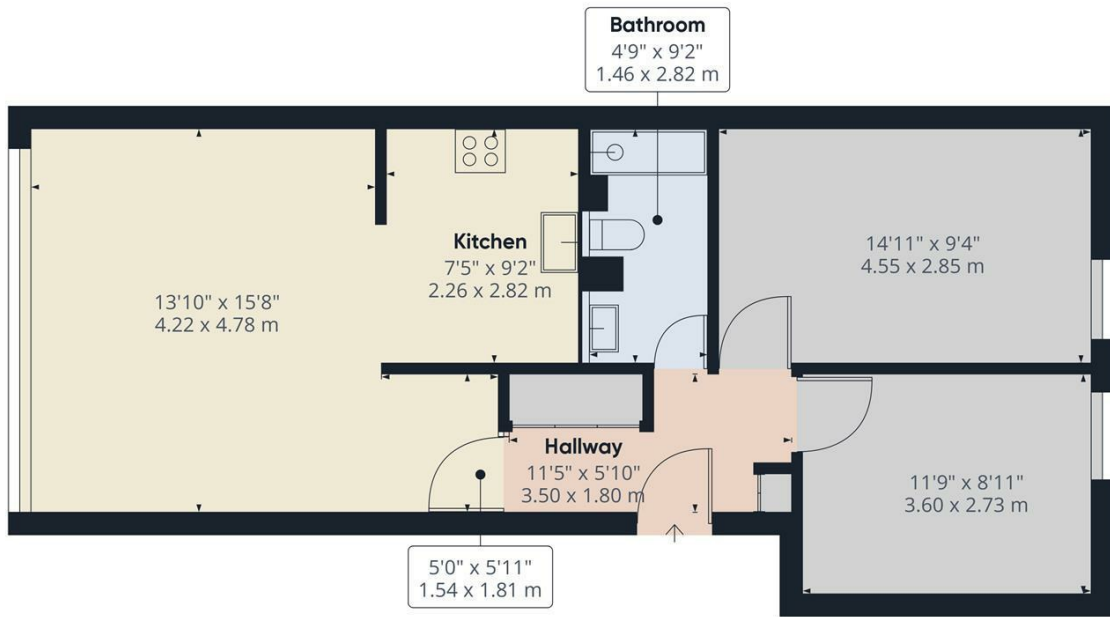
The property is leasehold with a share of the freehold:  
The lease length is 999 years from 1972  
Annual Charges £1200 per annum  
Pets with permission  
Long term lets allowed  
Holiday lets not permitted

## PARKING

There is allocated parking for one vehicle in the main car parking area serving the apartments.

## 41 ALBANY COURT



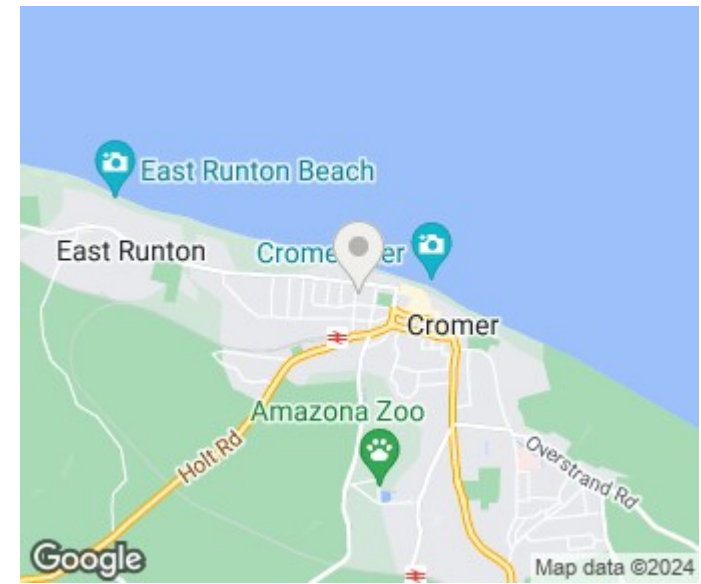


Approximate total area<sup>m</sup>  
686.72 ft<sup>2</sup>  
63.8 m<sup>2</sup>

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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      | 76        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

**HENLEYS**  
Residential Sales & Lettings

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