



## Albany Court Cromer

£825 PCM

A second floor apartment situated close to Cromer Town Centre with panoramic sea views. Comprising Lounge, Kitchen, Two Bedrooms, Bathroom, Balcony & Garage. Furnished or Unfurnished. Available NOW. Call Henleys to view.



- Second Floor Flat • Lounge • Kitchen • Two Double Bedrooms • Bathroom • Balcony with Panoramic Sea Views • Garage • Furnished or Unfurnished • Available NOW • Call Henleys to view

### 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. Fridge/freezer, washing machine (left at good will), electric cooker, 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.

### Furniture

The property is currently Furnished but can be let furnished or unfurnished.

### FEES & DEPOSITS

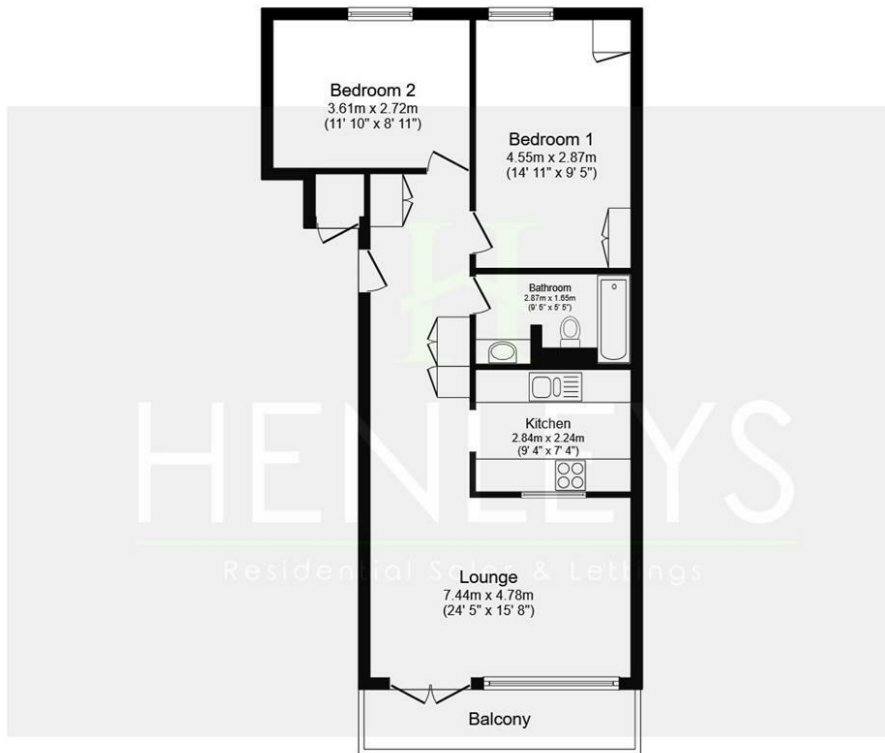
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £190.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £951.92 on the 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.



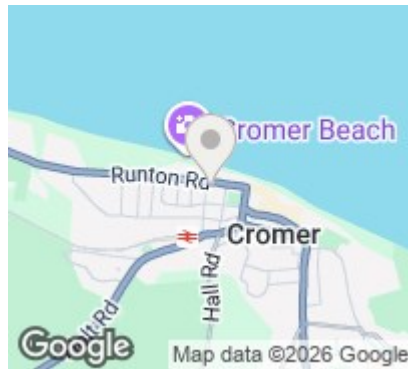




**Floor Plan**  
Floor area 63.2 m<sup>2</sup> (680 sq.ft.)

**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
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>		
(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	



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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