



## Albany Court Cromer

£775 PCM

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. Comprising open plan lounge/dining/kitchen area, two double bedrooms, bathroom & allocated off road parking. Unfurnished & Available NOW. Call Henleys to view.



- Ground Floor Apartment • Open Plan Lounge/Kitchen/Diner • Two Double Bedrooms • Bathroom • Allocated Off Road Parking

### 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.

### PARKING

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

### RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted. Older/retired applicants preferred.

### 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.

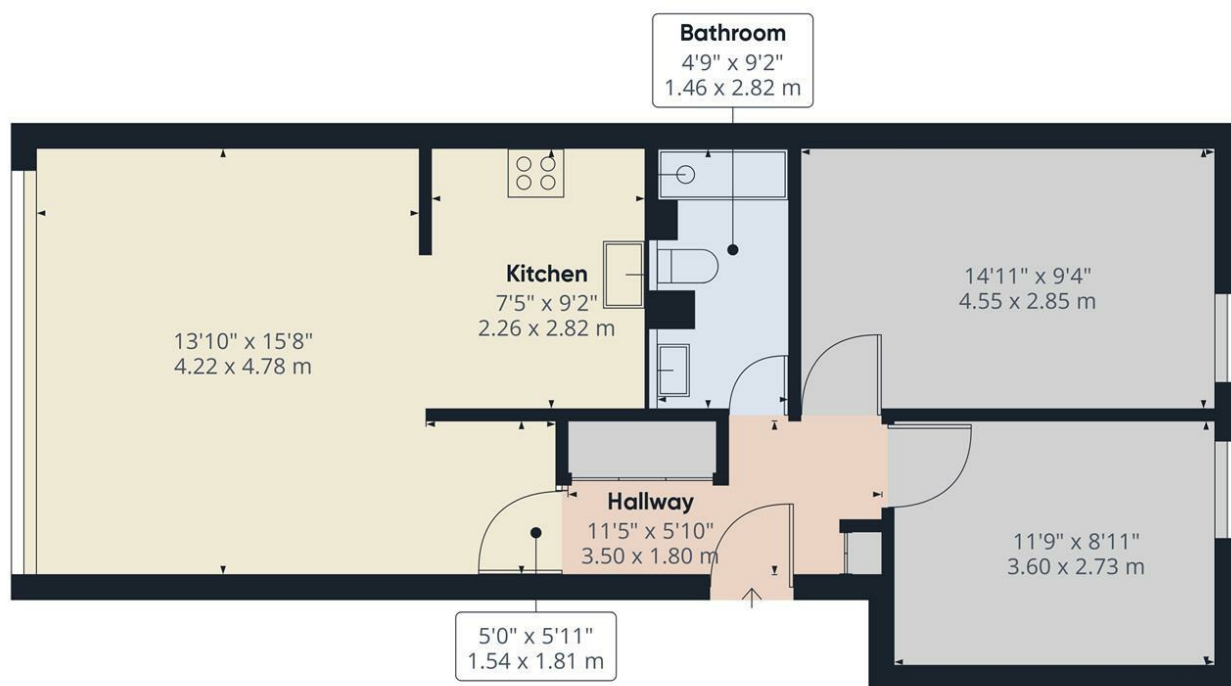
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





- Sea Views From Lounge
- Close to Town Centre & Public Transport Links
- Unfurnished
- Available NOW
- Call Henleys to view



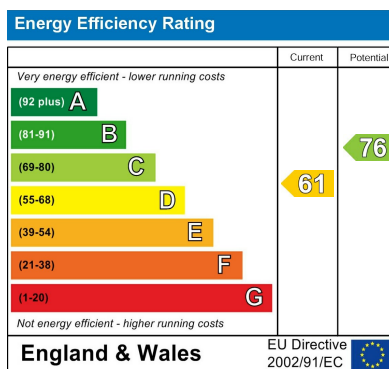


**Approximate total area<sup>8</sup>**  
686.72 ft<sup>2</sup>  
63.8 m<sup>2</sup>

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



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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