





ROYAL ARCH COURT

EARLHAM ROAD | NORWICH | NR2 3RU

£185,000

This purpose built two-bedroom flat part of this sought after development which offers proximity to the city centre, a golden triangle location & its own direct access to the communal gardens. Suitable for the over 60's (2nd owner can be 55 Years), the development offers independent living but on-site facilities & amenities such as on-site house manager, emergency cords, residents lounge, laundry & guest accommodation. Viewing is strongly recommended.

- PURPOSE BUILT FLAT
- OWNER MUST BE OVER 60 YEARS
- 2 BEDROOMS
- GENEROUS LOUNGE
- EPC C
- 765 SQUARE FEET



Communal front door with phone link to flat.

(The flat is found to the rear of the block on level 0).

Front entrance door to

ENTRANCE HALL

Night storage heater. Built in cupboard.

Doors to lounge, bathroom, bed 1 and bed 2.



LOUNGE

Electric fire, wall mounted electric heater.

Double glazed door to the communal gardens.

Glazed doors to



KITCHEN

Fitted comprising single drainer sink unit, work surfaces with base and eye level units, built in electric hob and separate oven, integral fridge and freezer, tiled splashbacks, double glazed window to rear.

BEDROOM 1

Electric heater, double glazed window to side. Built-in wardrobes.

BEDROOM 2

Electric heater, double glazed window to side.

BATHROOM

Suite comprising shower cubicle with mains shower, vanity mounted wash hand basin, wc, tiled walls, wall mounted heater, extractor unit.

OUTSIDE

The flat has direct access to the communal gardens from its lounge, these are lawned with established flower and shrub beds.

AGENTS NOTE

As a leasehold property prospective buyers should be aware of the following.

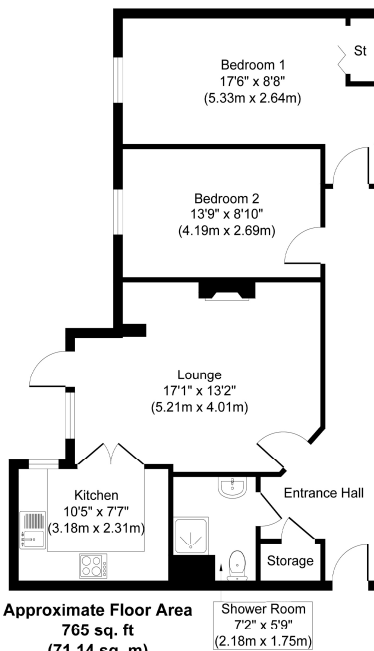
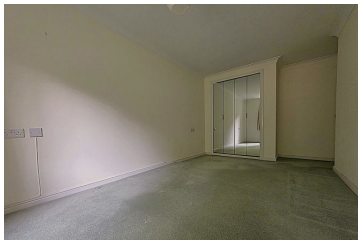
Ground rent £460 pa (to 2029). This will increase in line with the RPI every 21 years.

Service charge £2290.03 pa. Last paid in September 2024.

Lease length 125 years from August 2006

Unexpired period years remaining





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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