



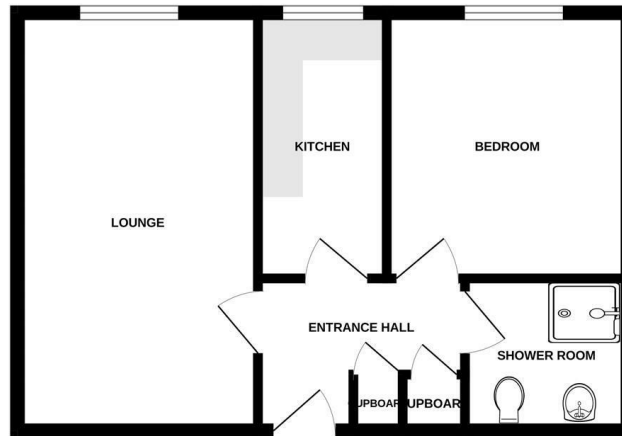
123 Laurel Court Armstrong Road | | Norwich | NR7

Price Guide £90,000

GUIDE PRICE: £90,000 - £100,000 **OVER 55'S RETIREMENT APARTMENT OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, FIRST FLOOR, OVER 55'S APARTMENT situated in a peaceful location in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising secure intercom entry, private entrance hall, lounge, kitchen, bedroom and shower room. The complex offers communal social area, on-site warden, laundry room, access to guest rooms and outside there are communal lawned gardens and on street parking. Connected to a 24 hour Careline System, with a personal alarm and pull cords throughout the flat in case of emergency.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.
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Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to all rooms.

Lounge 16'10" x 9'8"

Double glazed window, electric radiator.

Kitchen 10'7" x 5'1"

Fitted wall and base units with worktops over, sink and drainer, space for fridge, double glazed window, electric radiator.

Bedroom 10'7" x 9'8"

Double glazed window, electric radiator.

Shower Room 6'4" x 5'11"

Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside

Well maintained communal gardens.

Local Authority

Broadland District Council, Tax Band A.

Tenure


Leasehold - Term 99 years from 4 October 2005. Please note ground rent and service/maintenance charges combined are £2720 per annum. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

Broadland District Council, Tax Band A

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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