



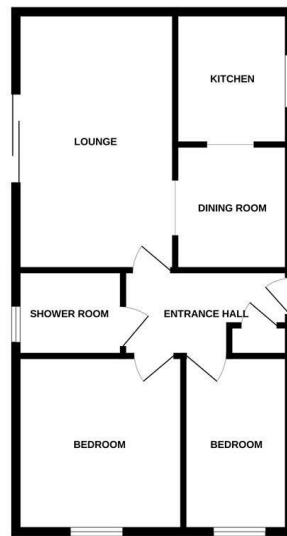
**187 Laurel Court Armstrong Road | | Norwich | NR7**

## Price Guide £145,000

GUIDE PRICE: £145,000 - £150,000 \*\*OVER 55'S RETIREMENT PROPERTY WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this well-presented and spacious two-bedroom ground floor flat, quietly tucked away in the highly sought-after suburb of Thorpe St Andrew. The accommodation comprises a secure intercom entry system, private entrance hall, comfortable lounge, dining room, fitted kitchen, two bedrooms, and a modern shower room. The well-maintained complex provides excellent communal facilities, including a social lounge, on-site warden, laundry room, guest accommodation, and communal lawned gardens, with on-street parking available nearby. For added peace of mind, the property is connected to a 24-hour Careline System, complete with a personal alarm and pull cords throughout for emergency assistance. Ideally suited to those seeking a quiet and secure setting within easy reach of local amenities, this lovely flat offers both comfort and convenience in a highly desirable location.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

### 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 front door to:

#### Entrance Hall

Doors to lounge, two bedrooms and shower room.

#### Lounge 16'5" x 10'0"

Sliding patio doors, electric heater.

#### Dining Room 7'10" x 7'3"

Electric heater.

#### Kitchen 8'5" x 7'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

#### Bedroom One 11'3" x 10'8"

Double glazed window, electric heater, fitted wardrobes.

#### Bedroom Two 11'2" x 6'8"

Double glazed window, electric heater.

#### Shower Room 6'10" x 5'5"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

### Outside

Well maintained communal gardens and on street parking.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Leasehold - Term 99 years from 6 September 2016. Please note ground rent and service/maintenance charges combined are £170.86 per month. For further information, please contact the office.


### Utilities

Fibre broadband available.  
Mains water and electric.





#### 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>		<b>75</b>
(55-68) <b>D</b>	<b>65</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	

#### Local Authority

Broadland District Council, Tax Band B

#### 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.

<https://www.gilsonbailey.co.uk>  
01603764444