



Laurel Court Armstrong Road, Norwich - NR7 9LS





## Laurel Court Armstrong Road

Norwich

This FIRST FLOOR FLAT is situated within an OVER 55's DEVELOPMENT, offering a 24 HOUR CARE LINE and onsite manager during business hours. With a LIGHT and BRIGHT FEEL, there is use of COMMUNAL FACILITIES including the grounds, residents lounge, guest suite for family to stay, laundry room and COMMUNAL GARDENS. Once inside the flat, a HALL ENTRANCE includes storage, with doors to the SITTING/DINING ROOM, kitchen, DOUBLE BEDROOM and SHOWER ROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





- First Floor Flat with Secure Entry, Lift & Stairs Access
- Over 55's Development
- 24 Hour Care Line & Onsite Manager During Business Hours
- Fitted Kitchen with Space for White Goods
- Sitting/Dining Room with Views Across the Development
- One Double Bedroom
- Shower Room with Double Shower Cubicle
- Communal Facilities Inc Gardens, Residents Lounge, Guest Suite & Laundry Room

The property is located within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge, whilst also offering good road links to Norwich's City Centre, Ring Road & Broadland Northway.

#### SETTING THE SCENE

The property sits within a secure communal complex with an entry telecom system leading to the reception area. Stairs and a lift access leads to the first floor, where you can find the property at the far end of the building.



## THE GRAND TOUR

As you head inside to the hall entrance, wood effect flooring runs underfoot, with a useful built-in storage cupboard and airing cupboard to one side. The sitting/dining room leads to your right hand side, providing ample space for soft furnishings and dining table, with a box window offering views across the development. Sitting adjacent is the fitted kitchen with a range of wall and base level units, with space for an electric cooker and general white goods, including a fridge/freezer and washing machine. The main double bedroom offers ample space for wardrobes, with a window to rear. The shower room is partly tiled and includes a double shower cubicle with electric shower, and useful built in storage shelving.

## FIND US

Postcode : NR7 9LS

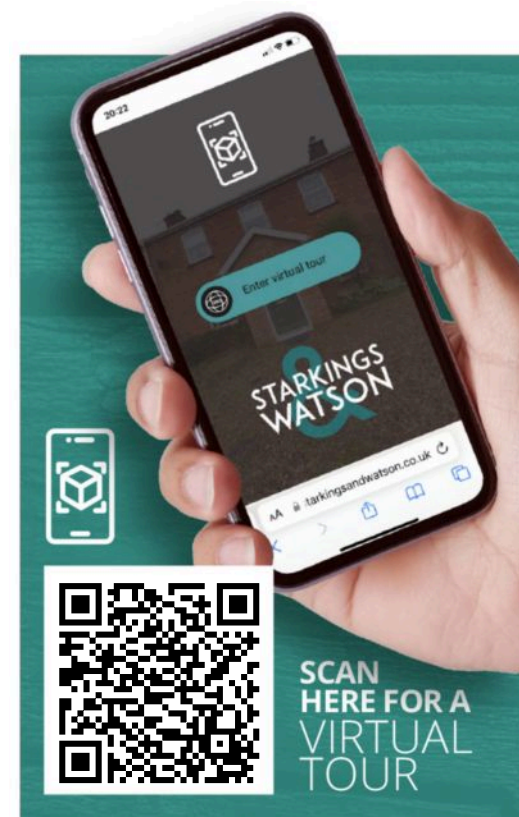
What3Words : ///vote.author.vibrate

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Over 55's Retirement Complex Laurel Court offers communal gardens, communal lounge, washroom, regular social events & a full-time resident building manager. Service charges are in the region of £229 Per Calendar Month and include the Careline system, buildings insurance, communal cleaning, garden maintenance & lift maintenance. The lease has 93 years remaining.





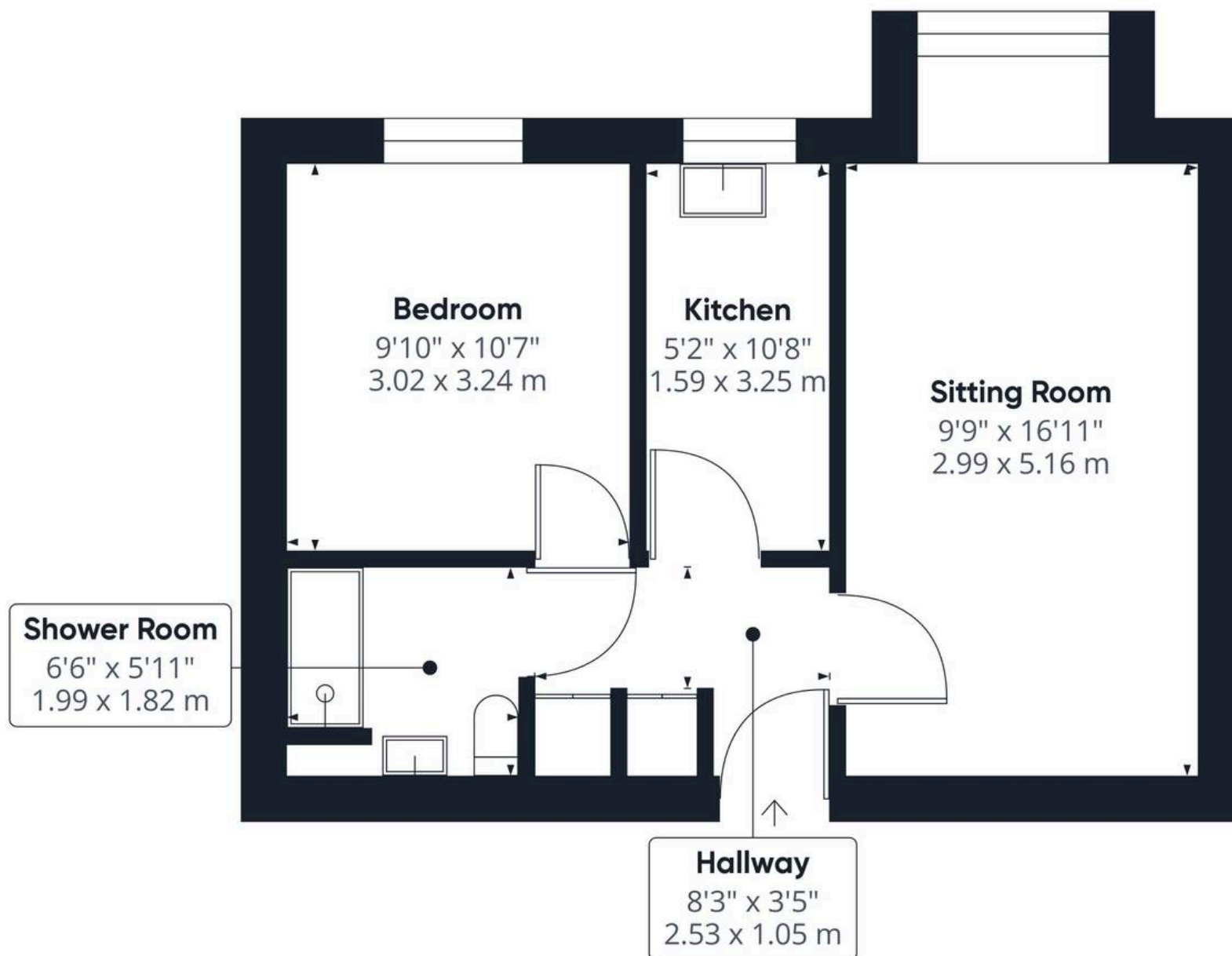






THE GREAT OUTDOORS  
Communal green space can be found throughout the development.





**Approximate total area<sup>(1)</sup>**

427 ft<sup>2</sup>

39.67 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.