

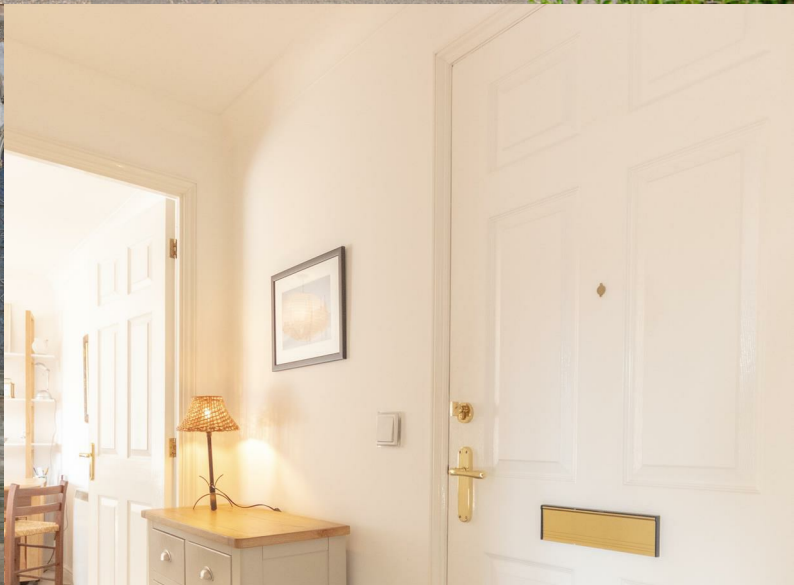
ARLINGTON
PARK



Flat 37 Earlham Road

, Norwich, NR2 3RU

£130,000



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One bed first floor retirement independent living apartment offered with no-onward chain. Positioned with a magnificent view of the Cathedral opposite.

- No Onward Chain
- Over 60's Luxury Development for Independent Living
- On Site Manager
- 3rd Party Parking Permit available nearby
- Resident's Lounge, Laundry Area and Guest Suite Available
- One Bedroom
- Conveniently Located to Norwich City Centre
- Visitor Parking
- First Floor
- Juliette Balcony



ENTRANCE HALL

Airing cupboard. Emergency pull cord including door entry system. Intruder alarm. Access to bathroom, bedroom and lounge.

SITTING/DINING ROOM

Fire place with electric coal effect fire with fan heater. TV aerial and telephone point. Juliette balcony overlooking St John the Baptist Cathedral opposite, Electric storage heater.

BATHROOM

Fitted and fully tiled with suite comprising shower, pedestal wash hand basin and a WC. Heated towel rail. Emergency pull alarm cord. Electric fan heater.

KITCHEN

Fitted with a range of wall and base units incorporating a sink unit with round edged work surfaces, electric ceramic hob and eye level oven. Under pelmet lighting. Integrated fridge and freezer.

BEDROOM

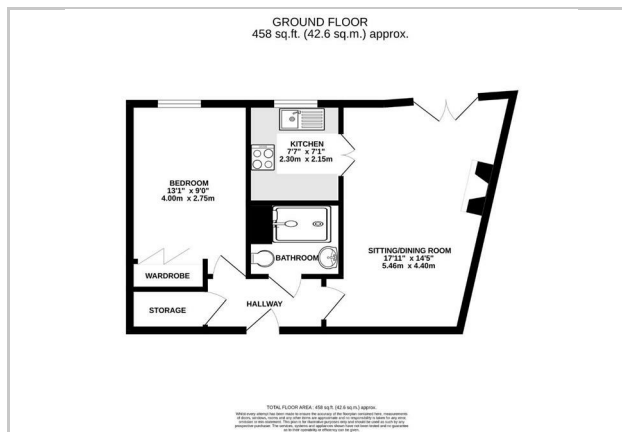
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ROYAL ARCH COURT

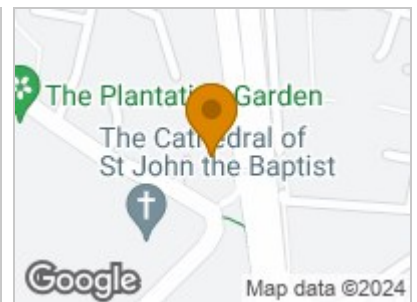
Comprises 53 properties arranged over 5 floors each served by lift. A laundry Room, communal kitchen and a communal lounge. There is also visitor parking and a guest suite available. The on-site House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents of the property are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over the age of 55 years. The property is situated in a conservation area and controlled parking zone. We understand the property will be sold leasehold and connected to mains electricity, mains water, metered water and mains drainage. 106 Years remaining on the lease. Ground rent £395 P/A. Service charge £2,562 P/A. Council tax band - B. We advise prospective purchasers to clarify this and obtain professional confirmation.

FULL DESCRIPTION

Benefiting from communal residents' lounge, laundry area and guest suite available for visitors as well as an active on-site property manager. The property offers accommodation of entrance hall, open plan lounge / dining room with kitchen off as well as double bedroom and shower room. This retirement independent living apartment is located in the ever popular Royal Arch Court development on Earlham Road, a short stroll from the city centre along Upper St Giles. With generous accommodation and a great location - adjacent to the Roman Catholic Cathedral - this bright and airy first floor one bedroom apartment, in a McCarthy and Stone development for the over 60s, is sure to generate plenty of interest.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(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	