

1 Royal Arch Court, Earlham Road

, Norwich, NR2 3RU

Price £190,000



Located in Norwich's sought-after NR2 postcode, this ground-floor two-bedroom apartment offers bright living spaces, garden views, and direct access to communal gardens. Perfect for over-55s, it's just a short stroll from the city centre and local amenities, combining comfort with convenience.



COMFORTABLE AND CONVENIENT LIVING

Nestled in the heart of Norwich's sought-after NR2 postcode, this delightful ground-floor two-bedroom apartment is ideal for those aged 55 and over, offering a stress-free downsizing solution without compromising on quality of life.

Boasting two well-proportioned bedrooms and charming views, this home offers a sense of space and calm. Enjoy the rare benefit of direct access to the communal gardens, perfect for stepping outside to unwind, socialise, or simply soak up the greenery at your leisure.

Leave the car at home and take an easy stroll to the vibrant city centre, train station, and local amenities. This serene location ensures everything you need is within reach, making daily life effortlessly convenient.

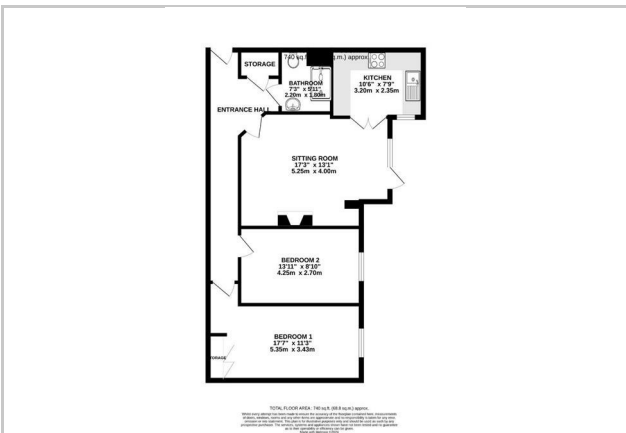
Safety and peace of mind are key features, with dedicated building management and a secure phone entry system in place. Relax and settle into your new home, knowing you're well looked after.

The bright and airy open-plan living and dining area is perfect for hosting guests or enjoying peaceful downtime. The well-equipped kitchen makes meal preparation a joy, while the on-site communal laundry facilities add an extra layer of convenience.

This charming apartment is a rare find and won't stay on the market for long. Contact us today to arrange a viewing and embrace a new chapter of comfortable, connected living in the heart of Norwich!

We currently awaiting full details of the lease, below are estimations based on another property we have sold within Royal Arch Court. Please use the information as a guide.

Lease: 125 years from 1st Aug 2006. 107 years remaining.
Ground Rent: £460 per annum
Service Charge: £4300 per annum



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 firms 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		
(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