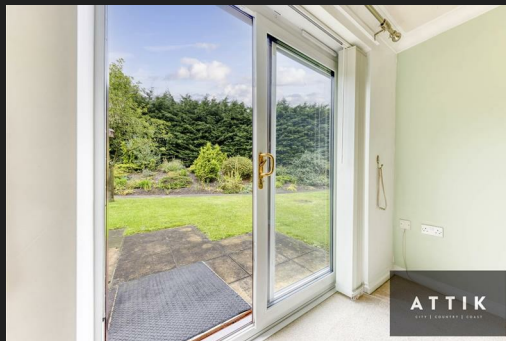


95 Laurel
Court Armstrong
Road
Norwich



95 Laurel Court Armstrong Road

Offers In Excess Of £80,000

The One-Bedroom Ground Floor Flat...

Welcome to 95 Laurel Court, a spacious one-bedroom, over 55's ground-floor flat located off Armstrong Road in Norwich.

As you enter through the private garden entrance, you are welcomed by a sunlit space that leads directly into the inviting living room. This enchanting property offers a versatile layout with two entrances: the entrance from the garden and a secondary entrance through the main building with security link to the apartment, providing added convenience.

The flat features a galley kitchen equipped with a built-in cooker, an induction hob and ample space for additional appliances, all while enjoying pleasant views of the communal garden areas.

Adjacent to the kitchen, you will find a generously sized bedroom, complete with built-in wardrobe space, offering both functionality and comfort while overlooking the same lovely garden views.

The property also includes a well-appointed walk-in shower room, easily accessible and located next to the bedroom. For added convenience, there are several extra storage cupboards, providing ample space for all your needs.

Laurel Court offers a communal lounge, laundry room, regular social events and a full-time resident building manager.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A

The property is leasehold with a new 99-year lease issued on the purchase of the apartment

All residents must be over 55

No Pets allowed

An independent living assessment is undertaken prior to purchase by the scheme management

Current service charge and any review period (includes water & use of the laundry room) - £222.36 per month

Local Authority
Broadland

Council Tax Band A

EPC Rating C



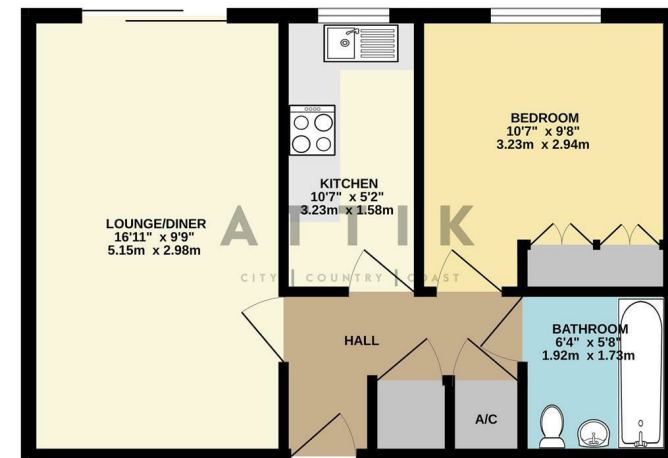
Contact

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enquiries@attikccc.co.uk

www.attikccc.co.uk

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA- 416 sq.ft. (38.6 sq.m.) approx.
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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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