



Royal Arch Court Earlham Road, Norwich NR2 3RU

welcome to

Royal Arch Court Earlham Road, Norwich

A SPACIOUS AND WELL PRESENTED APARTMENT presents an ideal opportunity for over 60's seeking a peaceful retirement lifestyle. Offered with NO ONWARD CHAIN internal viewing is recommended.



Communal Entrance Hall

Security entrance door to front and rear, access to residents lounge, laundry room, level access to the apartment.

Entrance Hallway

Door to communal hallway, storage cupboard, electric heating, LVT flooring, access to lounge / dining room, bedroom and shower room.

Lounge / Dining Room

19' 3" max x 14' 6" narrowing to 8' 5" (5.87m max x 4.42m narrowing to 2.57m)

Juliet balcony with double glazed french doors to rear aspect overlooking Upper St Giles, electric heating, telephone point, television point, fm point, door to study, double doors to kitchen.

Study

3' 6" x 7' 9" (1.07m x 2.36m)

Double glazed window to rear aspect overlooking Upper St Giles.

Kitchen

5' 7" x 9' (1.70m x 2.74m)

Double glazed window to rear aspect overlooking Upper St Giles, fitted kitchen with a range of wall and base units, roll top work surfaces over, integrated stainless steel sink and drainer, tiled splash back, integrated fridge, integrated freezer, electric oven, electric hob, overhead cooker hood, vinyl flooring.

Bedroom

12' 6" x 8' 8" (3.81m x 2.64m)

Double glazed window to rear aspect overlooking Upper St Giles, fitted wardrobes, electric heating, tv point, telephone point.

Shower Room

Recently replaced suite comprising walk in shower cubicle with mains fed shower, low level wc, vanity sink unit, emergency pull chord, heated towel rail, LVT flooring, extractor fan, airing cupboard housing hot water cylinder.

External

The property offers visitors parking with communal gardens which are planted and offer seating areas to enjoy the gardens.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Royal Arch Court Earlham Road, Norwich

- OVER 60'S RETIREMENT APARTMENT
- SPACIOUS 48 SQM / 516 SQ FT OF ACCOMMODATION
- RESIDENTS LOUNGE AND LAUNDRY ROOM WITH OVERNIGHT GUEST ACCOMMODATION
- VISITOR PARKING WITH NEARBY PARKING AVAILABLE AT THE ROMAN CATHOLIC CATHEDRAL (CHARGES APPLY)
- GOLDEN TRIANGLE LOCATION WITHIN A STONES THROW FROM UPPER ST GILES AND THE NORWICH LANES

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3222.94

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106893 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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