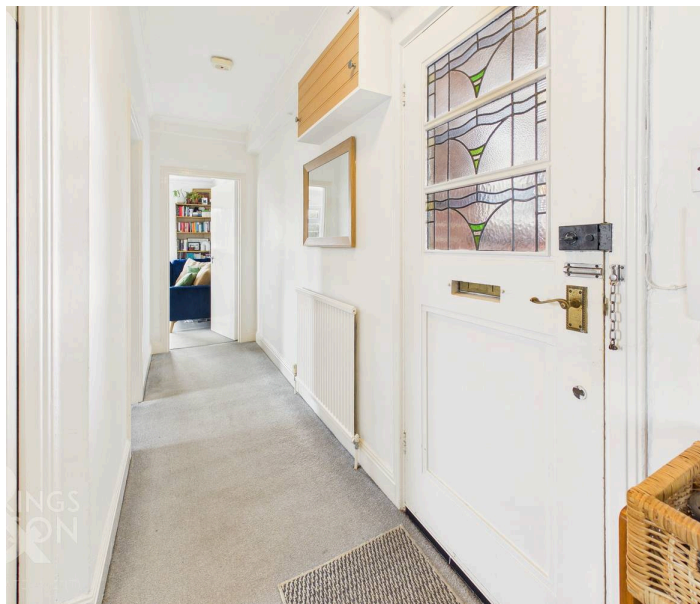




Arundel Court, Norwich - NR2 2LG



Arundel Court

Norwich

DISCOVER CITY LIVING AT ITS FINEST with this well presented TOP FLOOR FLAT, positioned within a RARELY AVAILABLE DEVELOPMENT and boasting the perfect blend of style, comfort, and convenience. The SECURE GATED TELECOM ENTRY leads you into a welcoming communal hallway where stairs ascend to the second floor. Step inside to a spacious HALLWAY ENTRANCE, offering access to all accommodation. With triple glazed windows with acoustic glass, this beautifully presented 15' DUAL ASPECT SITTING/DINING ROOM awaits, flooded with natural light and offering the ideal space for entertaining or relaxing in comfort. The FULLY FITTED KITCHEN features AMPLE STORAGE and a PANTRY CUPBOARD, making meal preparation a delight. TWO WELL-PROPORTIONED BEDROOMS each benefit from INTEGRAL WARDROBES, ensuring plenty of storage, while the THREE PIECE FAMILY BATHROOM completes the accommodation, including a shower over the bath. Residents enjoy the added benefit of a BICYCLE STORE, perfect for city commuters, and PERMIT PARKING is available for added convenience.

With its prime location within WALKING DISTANCE TO THE CITY CENTRE, you are perfectly placed to enjoy a wealth of amenities, shops, restaurants, and excellent TRANSPORT LINKS. Head outside to find BEAUTIFULLY MAINTAINED COMMUNAL GARDENS wrapping around the building, filled with an abundance of GREENERY and MATURE PLANTS.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Top Floor Flat Within A Rarely Available Development
- Secure Gated Telecom Entry
- Within Walking Distance To The City Centre Enjoying A Wealth Of Amenities & Transport Links
- 15' Dual Aspect Enjoying Sitting/ Dining Room, Triple Glazed Windows With Acoustic Glass
- Fully Fitted Kitchen With Ample Storage
- Two Bedrooms With Integral Wardrobes & Three Piece Family Bathroom
- Well Maintained Communal Gardens & Bicycle Store
- Permit Parking Available



The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.

SETTING THE SCENE

Set back from the road, the property enjoys an attractive and beautifully maintained frontage, predominantly laid to lawn and complemented by established shrubs and mature planting. A central pathway leads to the secure main entrance, benefitting from a telecom entry system. Stepping inside, the communal hallway leads via stairs to the second floor, where the main entrance to the apartment can be found to the right-hand side.

THE GRAND TOUR

Entering the apartment, a bright and spacious hallway provides a welcoming first impression, with doors leading to all of the accommodation. At the heart of the home is the impressive 15' dual aspect sitting and dining room. Carpeted flooring runs underfoot, while the dual aspect floods the room with natural light and provides pleasant views over the surrounding green space. The generous proportions comfortably accommodate a variety of soft furnishing arrangements alongside a formal dining table. Double opening sliding doors lead directly into the second bedroom, creating a versatile space which could equally be utilised as a single bedroom, snug or home office/study. The room also benefits from integrated wardrobe storage. Also accessed from the hallway, the main bedroom is well proportioned and comfortably accommodates a large double bed alongside freestanding storage furniture. Further integrated wardrobe space is positioned to the corner, providing excellent additional storage. Both bedrooms are served by the three piece family bathroom, featuring a bath with shower over and tiled splashbacks.

Completing the accommodation, the fully fitted kitchen offers ample storage from a range of wall and base units. Freestanding space is provided for an oven, alongside plumbing for a washing machine, while a useful pantry cupboard is positioned to the corner of the room.

FIND US

Postcode : NR2 2LG

What3Words : ///shins.tall.acted

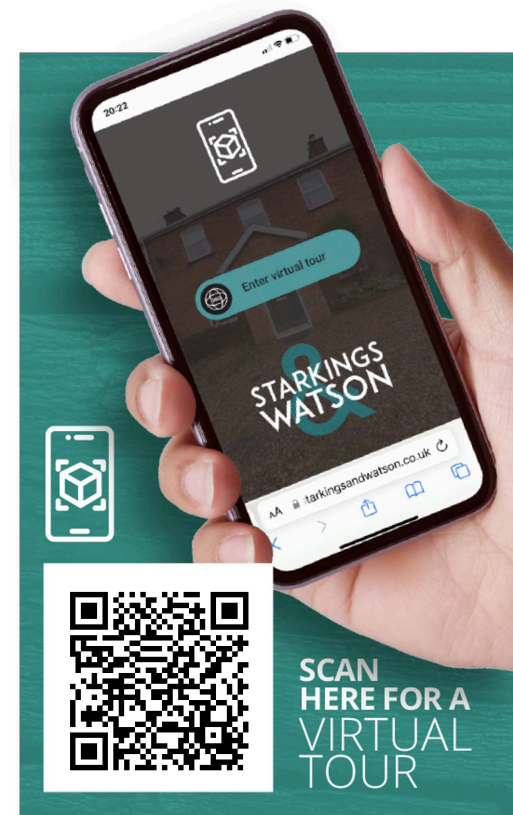
VIRTUAL TOUR

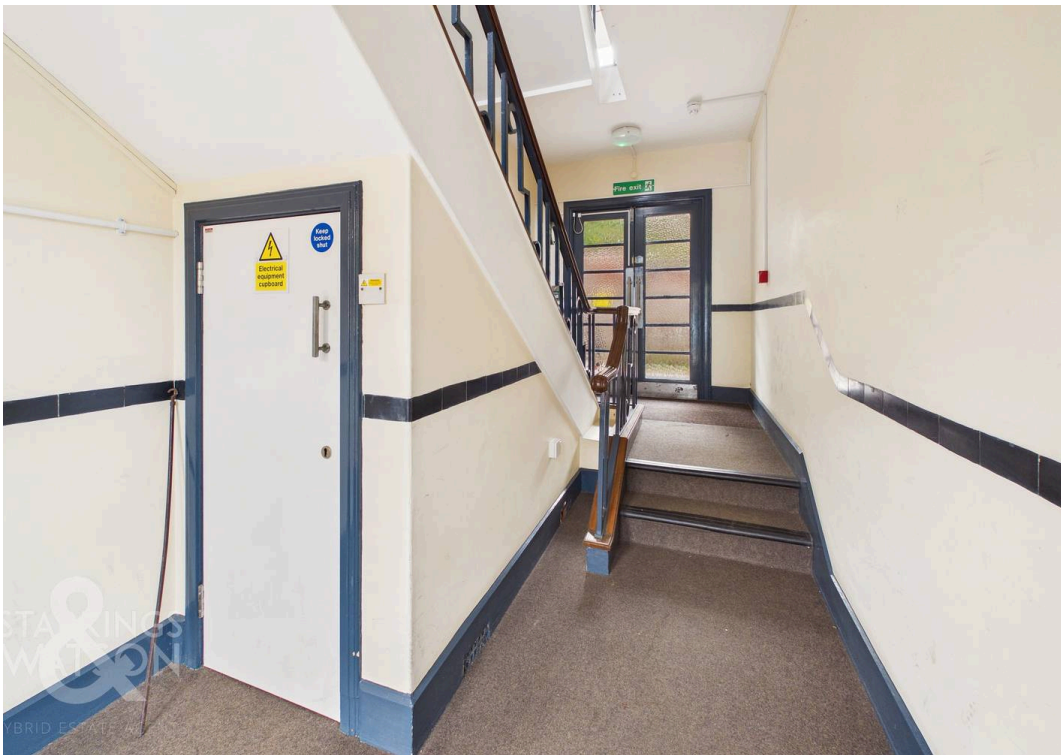
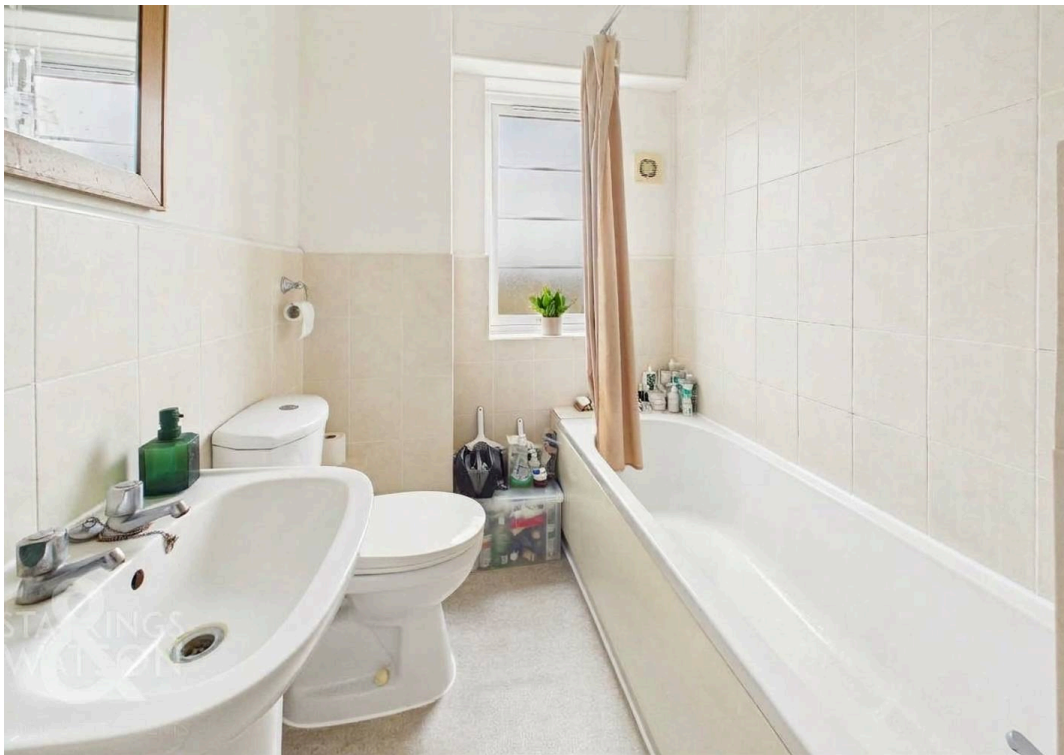
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is offered on a leasehold basis with 138 years remaining lease.

There is a service charge of approximately £231.94 per month.



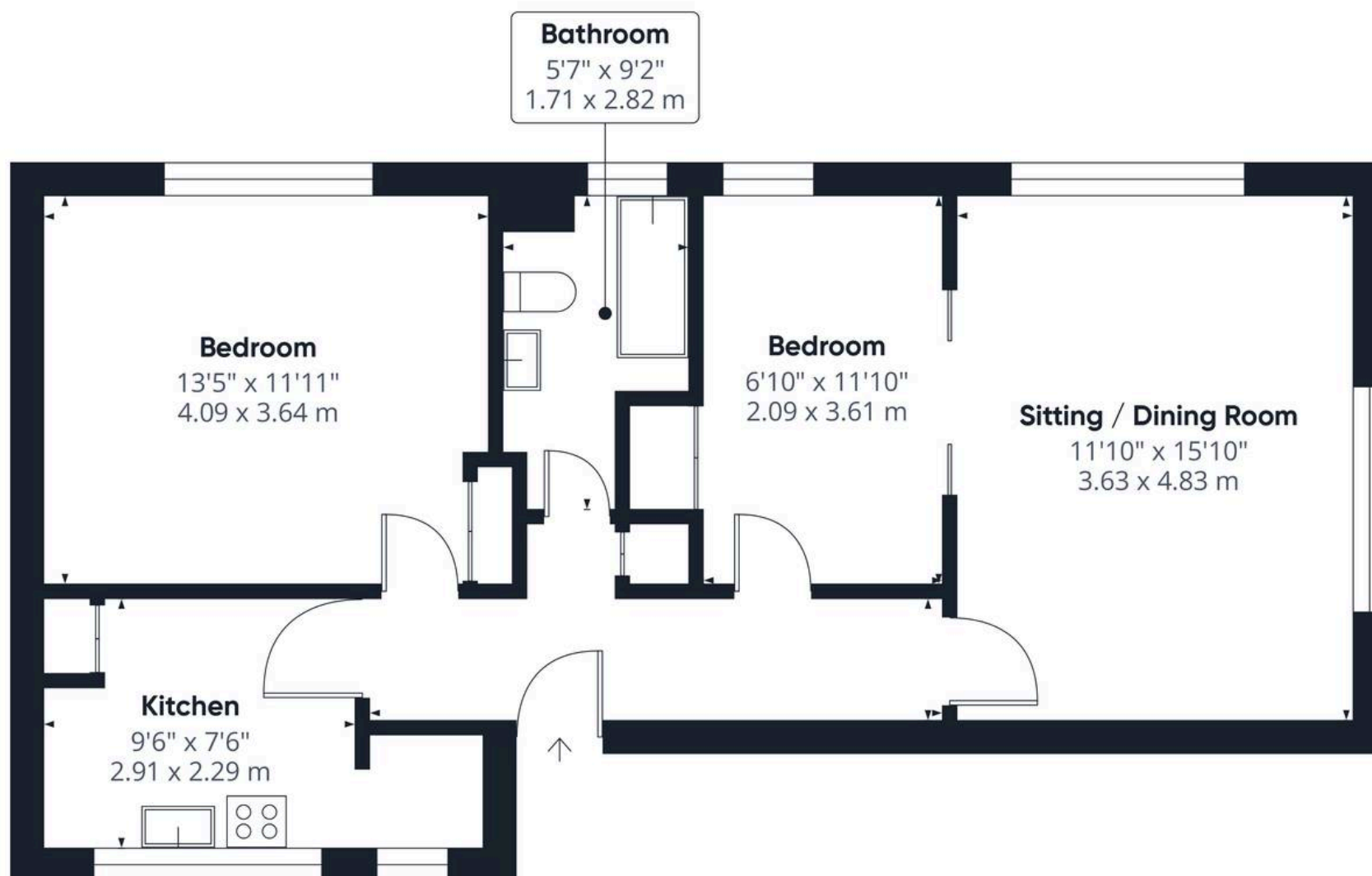




THE GREAT OUTDOORS

Although there is no private garden with this property, there are beautiful gardens surrounding the building filled with greenery and mature plants giving colour throughout all seasons.





Approximate total area⁽¹⁾

659 ft²

61.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.