



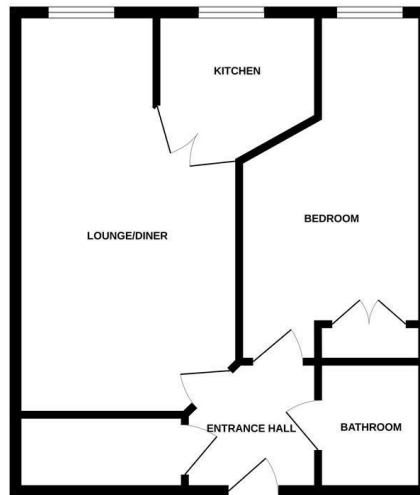
49 Royal Arch Court Earlham Road | | Norwich | NR2

## Offers In The Region Of £110,000

**\*\*RETIREMENT FLAT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented fourth-floor one-bedroom retirement apartment, ideally situated on Earlham Road, just a short distance from Norwich City Centre. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, comfortable bedroom, and a bathroom. The apartment benefits from double glazing throughout and electric heating. The development offers excellent facilities including lift and stair access, a communal residents' lounge, laundry room, guest accommodation, and wheelchair access. Residents also enjoy well-maintained communal gardens and visitors' parking. Ideally located close to shops, bus routes, and city amenities, this superb retirement property provides comfort, convenience, and security – internal viewing is highly recommended to fully appreciate its setting and features.



## FOURTH FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their availability or otherwise can be given.  
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### Location

Royal Arch Court can be found at the city end of Earlham Road opposite the Roman Catholic Cathedral and is close by to many popular local amenities as well as all of the amenities the historic and cultural city of Norwich has to offer. There is ease of access to Chapelfield Gardens, Norwich bus station, Norwich train station, N&N Hospital and Norwich Ring Road.

### Accommodation Comprises

Secure intercom entry with stairs and lift to the fourth floor. Front door to:

#### Entrance Hall

Doors to lounge/diner, bedroom, bathroom and large cupboard housing boiler and ample storage.

#### Lounge/Diner 22'11" x 8'0"

Double glazed window, electric heater.

#### Kitchen 7'6" x 4'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, fitted fridge and freezer, double glazed window.

#### Bedroom 17'5" x 9'1"

Double glazed window, electric heater, built in wardrobe.

#### Bathroom 6'9" x 5'7"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

### Outside

Well maintained communal gardens and visitors parking on a first come first serve basis.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold - Term 125 years from 01 August 2006. Please note ground rent is £197.50 every 6 months and service/maintenance charges are £1611.47 every 6 months. For further information, please contact the office.

### Utilities

Fibre to the cabinet broadband available.  
Mains water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.