



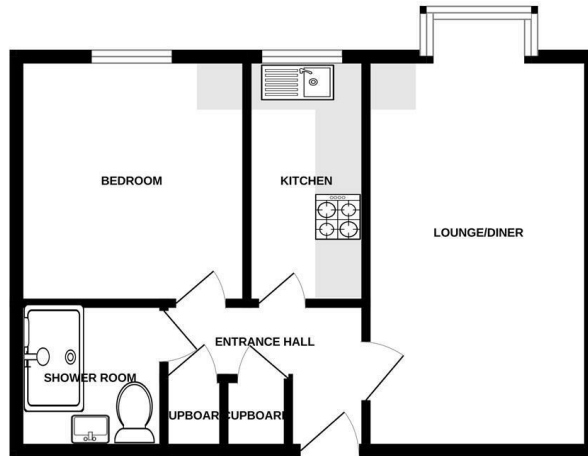
149 Laurel Court Armstrong Road | | Norwich | NR7

£80,000

****OVER 55'S APARTMENT**** Gilson Bailey are delighted to offer this one-bedroom, first-floor apartment, exclusively for the over-55s, tucked away in the highly sought-after suburb of Thorpe St Andrew. Offering a wonderful combination of comfort, security and independent living, the accommodation comprises a welcoming entrance hall, a bright and spacious lounge/diner, fitted kitchen, generous double bedroom and a shower room. Externally, residents can enjoy beautifully maintained communal gardens, providing a peaceful setting to relax and unwind. The development also benefits from excellent communal facilities, including a residents' lounge, laundry room and the reassurance of a full-time building manager, creating a friendly and supportive community. Further features include double glazing and electric heating, making this an ideal opportunity for those seeking a low-maintenance home in one of Norwich's most desirable locations.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan (2024)

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, bedroom and shower room.

Lounge/Diner 16'11" x 9'9"

Kitchen 10'7" x 5'2"

Bedroom 10'7" x 9'10"

Shower Room 6'6" x 5'11"

Outside

Well maintained communal gardens.

Local Authority

Broadland District Council, Tax Band A.

Tenure

Leasehold - Term 99 years from 17 November 2023. Please note ground rent and service/maintenance charges combined are £2748 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
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) A		
(81-91) B		
(69-80) C	77	81
(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	

Local Authority

Broadland District Council, Tax Band A

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.

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