



ARLINGTON  
PARK



## NOTICE

AGE RESTRICTION APPLIES

CONTACT THE AGENCY IF YOU ARE NOT OVER 18 YEARS OLD AS THIS IS A RETIREMENT APARTMENT

43 Royal Arch Court, Earlham Road

, Norwich, NR2 3RU

£825 Per Calendar Month



1



1



1



B



■ OVER 60's ONLY



\*\*\*\*\*DO NOT CONTACT THE AGENCY IF YOU ARE NOT OVER 60 YEARS OLD AS THIS IS A RETIREMENT APARTMENT.\*\*\*\*\*

This spacious one-bedroom apartment is nestled within the prestigious Royal Arch Court development on Earlham Road, just a short walk from Norwich's vibrant city center. Enjoy panoramic views of the city, generous living space, and a prime location adjacent to the Roman Catholic Cathedral.

Key features include a prime location in a McCarthy and Stone development for the over-60s, community living with communal residents' lounge, laundry area, and guest suite, a spacious layout with an entrance hall, open-plan lounge/dining room with a kitchen, a double bedroom, a shower room, and electric heating.

Additional highlights include a convenient location near St. Giles footbridge, providing easy access to shops, cafes, and the city center, and well-kept communal grounds and limited on-site parking for visitors.

Important notes include age restrictions (residents must be over 60), an approval process (potential tenants must meet with and be approved by the property manager), and parking (parking is not included).

Don't miss this opportunity to experience comfortable and independent retirement living in a prime Norwich location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(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	