

ARLINGTON
PARK



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Royal Arch Court Earham Road
, Norwich, NR2 3RU
£155,000



Situated in the heart of Norwich's Golden Triangle, this spacious ground-floor retirement apartment offers independent living with the rare benefit of direct access to the communal gardens. The property features a remarkably large double bedroom, a modern accessible shower room, and a bright living area opening onto a patio, all within a secure and friendly over-60s development.

- Ground Floor Position
- No Onward Chain
- Separate Kitchen
- Communal Facilities
- Direct Garden Access
- Shower Room
- Retirement Living
- Prime Location



The Property is a well-presented one-bedroom apartment located on the ground floor of the desirable Royal Arch Court development. Its position within the building is particularly advantageous, offering direct access to the outdoors—a feature rarely available in apartment living.

Upon entering, you are greeted by a hallway featuring a substantial storage cupboard, housing the hot water tank and providing ample space for coats and household items. The heart of the home is the Sitting/Dining Room (18'9" x 11'0"), a bright and inviting space anchored by a feature fireplace. The room is generously proportioned to accommodate both soft furnishings and a dining table. Distinctively, this room features glazed patio doors that open directly onto a paved patio area and the well-tended communal gardens, allowing you to enjoy fresh air and greenery from the comfort of your own living space.

Adjoining the living area is the Kitchen (9'0" x 5'9") with a double-glazed window overlooking the gardens. It is fitted with light wood-effect units, contrasting worktops, an integrated eye-level oven, fridge freezer and an electric hob with an extractor fan.

The Bedroom (22'0" x 10'2") is a standout feature of this property. Extending over 22 feet in length, it offers vast floorspace that can easily accommodate a king-size bed, dressing table, and additional furniture. It also includes built-in mirror-fronted wardrobes, maximizing storage without compromising floor space. The Bathroom has been thoughtfully updated to a contemporary shower room, featuring a large walk-in shower enclosure with mains-fed water, grab rails for safety, a vanity washbasin, and a heated towel rail.

The Development & Grounds Royal Arch Court was constructed by McCarthy & Stone and is designed to provide independence with peace of mind. Residents benefit from a House Manager (available 5 days a week), a 24-hour emergency pull-cord system, and a security entry phone. The development fosters a friendly community spirit with a residents' lounge hosting regular social events, a communal laundry facility, and a bookable guest suite for visiting family.

Externally, the property is surrounded by attractive landscaped gardens with seating areas. There is a visitors' car park available on a first-come, first-served basis.

KEY INFORMATION

Tenure: Leasehold (125 years from 2006)

Service Charges & Ground Rent: Apply (Please contact the agent for current figures) Figures TBC, As a guide; The last 1 bed property we sold here paid approximately £3053pa service charge and £395 ground rent Council Tax Band: B

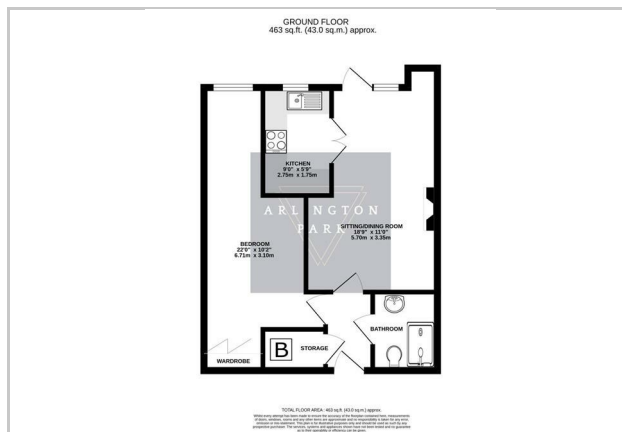
Local Authority: Norwich City Council

EPC Rating: C

Broadband: Superfast Fibre and Virgin Media Cable broadband are available in this area, with speeds up to 1Gbps possible.

Age Restriction: Primary resident must be over 60 years of age; a second resident can be over 55.

LOCAL AREA



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		
(69-80)	C	75	82
(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	