

ARLINGTON
PARK



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Royal Arch Court Earham Road

, Norwich, NR2 3RU

Price Guide £170,000



Nestled in Norwich's sought-after NR2, this apartment is positioned on the entry level to Royal Arch Court and offers effortless living for the over-55s. Stroll to the vibrant city centre, relax in your bright open-plan living space, and enjoy peace of mind with secure entry and on-site management. Don't miss out - contact us today!

- Guide Price £170,000-£175,000
- Retirement Property
- Minimum age of 60 years as a single or minimum of 55 years plus one 60 years and over as a couple.
- Communal Laundry Facilities
- Two Double Bedrooms
- Juliet Balcony
- Communal Social Lounge and Kitchen Areas
- Guest Suite hire by the night
- High End Luxury Development
- Walking Distance to City Centre.



Nestled in the heart of Norwich's coveted NR2 postcode, step into a haven of convenience and comfort with this charming two-bedroom apartment located on entry level. Ideal for those over 60, it offers effortless downsizing without compromising on quality of life.

Leave the car behind and stroll to the vibrant city centre, the train station, or local amenities with ease. This tranquil location puts everything you need within easy reach, ensuring daily life is a breeze.

Peace of mind comes standard with dedicated building management and a secure phone entry system. Relax and enjoy your new home knowing you're well looked after.

Unwind in the bright and airy open-plan living and dining area, perfect for entertaining or quiet moments of relaxation. Prepare delicious meals in the well-equipped kitchen, and take advantage of the on-site communal laundry facilities for added convenience.

Step outside and breathe in the fresh air in the communal gardens – a delightful space to socialise with neighbours or simply enjoy a moment of quiet contemplation. Welcome guests with ease thanks to on-site visitor parking (availability may vary).

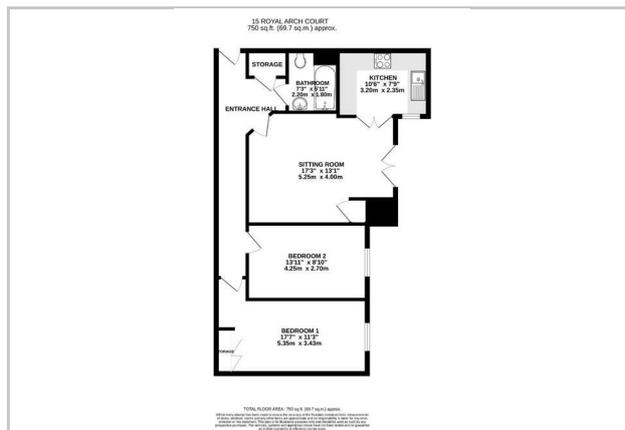
Don't miss out on this fantastic opportunity! This charming apartment won't be on the market for long. Contact us today to arrange a viewing and discover your new haven of comfort and convenience in the heart of Norwich!

AGENTS NOTE:

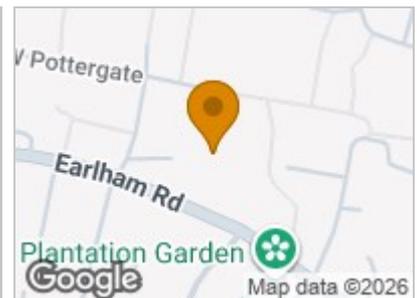
We currently awaiting full details of the lease, below are estimations based on another property we have sold within Royal Arch Court. Please use the information as a guide.

Lease: 125 years from 1st Aug 2006. 107 years remaining.
 Ground Rent: £460 per annum
 Service Charge: £4300 per annum

Council Tax Band: C
 Energy Performance Certificate: TBC



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		
(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	