



NOTICE

**THIS PROPERTY IS ONLY AVAILABLE
FOR OWNERS AGED 60+**

7 Royal Arch Court

Earlham Rd, Norwich, NR2 3RU

Asking Price £175,000



This beautifully presented two-bedroom retirement apartment is situated within the prestigious McCarthy & Stone "Royal Arch Court" development, offering a prime position directly opposite the iconic St John the Baptist Cathedral. Boasting a bright corner aspect with a Juliette balcony and a modern interior, the property provides an ideal balance of independent living and community support in the heart of Norwich's sought-after Golden Triangle.

- Two Double Bedrooms
- McCarthy & Stone Build
- Communal Facilities
- Prime NR2 Location
- Stunning City Views
- Bright Corner Lounge
- Gated and Secure
- No Onward Chain



ACCOMMODATION AND LAYOUT

As shown in the provided floorplan, this 1st floor apartment offers approximately 604 sq. ft. of well-planned living space. The entrance hallway serves as a bright central hub, finished in a soft pastel green with plush neutral carpeting that flows throughout the home. Off the hallway, you will find a substantial airing cupboard and a separate storage cupboard, ensuring the living areas remain clutter-free.

LIVING AND DINING SPACES

The heart of the home is the impressive sitting/dining room. This L-shaped space is bathed in natural light thanks to a feature corner window and a Juliette balcony that overlooks the mature greenery surrounding the development. The room is centered around an elegant white mantelpiece with an integrated electric fire, creating a warm focal point. The layout offers ample space for both a formal dining set and comfortable lounge seating.

KITCHEN

The separate kitchen is accessed via the lounge and is designed for efficiency and style. It features modern wood-effect cabinetry arranged in a U-shape, providing plenty of preparation space. Integrated appliances include an eye-level electric oven, a four-ring ceramic hob with an extractor hood, and a fridge-freezer. A large window above the sink provides a pleasant outlook while cooking.

BEDROOMS AND SHOWER ROOM

The primary bedroom is a generous double (approx. 11'9" x 8'11") featuring a built-in double wardrobe with mirrored folding doors. The second bedroom (approx. 10'1" x 8'8") is equally well-proportioned, offering flexibility as a guest room, hobby space, or home office. Both rooms are decorated in calming tones with large windows. The shower room has been designed for accessibility and comfort, featuring a large walk-in glass shower enclosure with integrated safety rails, fully tiled walls, and a modern vanity unit.

COMMUNAL FEATURES AND GROUNDS

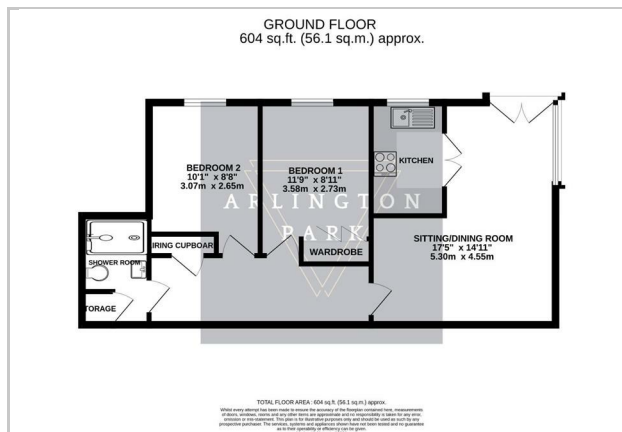
Royal Arch Court is a gated community designed for those aged 60 and over (with a second resident potentially aged 55+). Residents benefit from beautifully landscaped communal gardens, a vibrant residents' lounge for social events, and a laundry room. For visiting family, a guest suite is available on-site for a small fee.

LOCAL AREA AND FACILITIES

The property is exceptionally well-connected. Bus stops are located just 50 yards from the entrance, providing regular services across the city. Norwich Bus Station and the Railway Station are both within easy reach, offering direct lines to London Liverpool Street and Cambridge.

Situated at the city end of Earlham Road, you are moments away from the eclectic shops, cafes, and artisan bakeries of the Golden Triangle and Upper St Giles Street. The Chantry Place shopping centre and the historic Norwich Market are within a 10-minute stroll.

The tranquil Chapelfield Gardens is just a short walk away, providing a beautiful green space for exercise. The property is also conveniently located near several GP surgeries and the Norfolk and Norwich University Hospital is easily accessible via public transport or a short drive.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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	

ARLINGTON PARK

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