

ARLINGTON
PARK



NOTICE

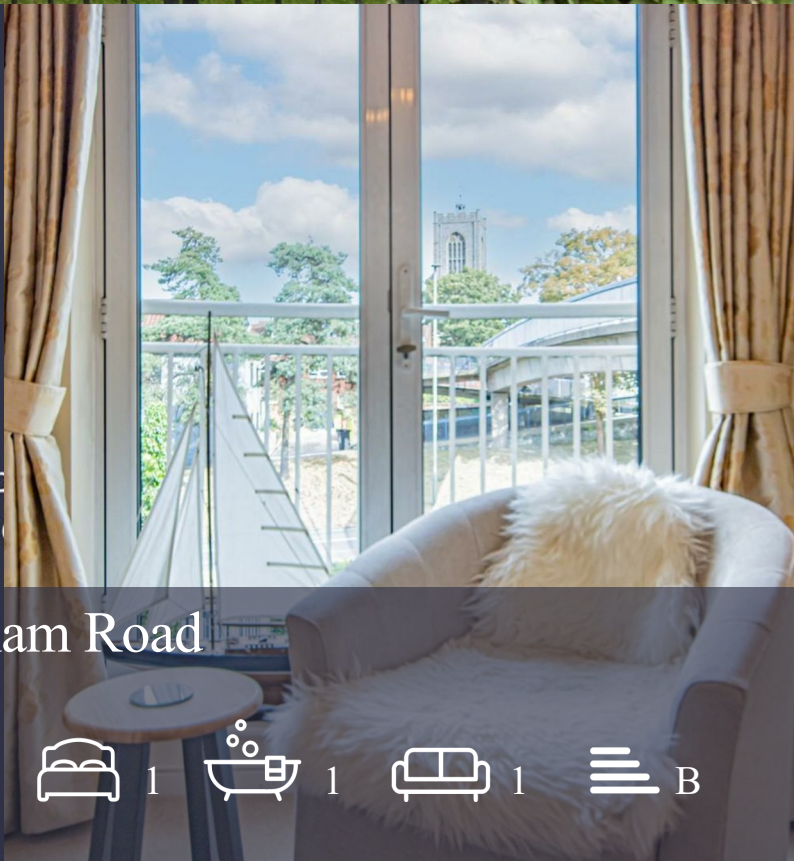
TENANTS MUST BE OVER 60 YEARS OLD

potential tenants must meet with and be approved by the property manager before a tenancy can be agreed.

Flat 20, Royal Arch Court Earlham Road

, Norwich, NR2 3RU

£850 Per Calendar Month



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Situated on Upper St Giles, the apartment offers a rare combination of vibrant city living and a peaceful, secure retirement environment for the over 60s. Located within the prestigious Royal Arch Court in the heart of Norwich city centre, this elegant one-bedroom apartment is available to let immediately. This property is ideal for those seeking a short-term arrangement or for prospective buyers who wish to "try before they buy" to experience the lifestyle at Royal Arch Court before making a long-term commitment.

OVER 60's ONLY



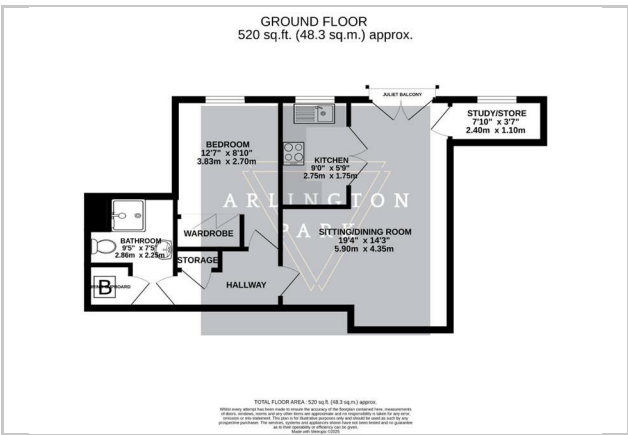
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Situated in the heart of Norwich city centre, this elegant one-bedroom apartment at the prestigious Royal Arch Court presents a unique rental opportunity for the over 60s. The landlord is specifically inviting enquiries from those seeking a flexible short-term let or prospective buyers who wish to "try before they buy" to fully experience the retirement lifestyle here before making a long-term commitment. Located just moments from the charming Upper St Giles and the Norwich Lanes, this property offers a peaceful retreat amidst a vibrant urban setting.

The apartment itself is spacious and thoughtfully designed for comfortable living. It opens into an entrance hallway with convenient storage, leading to a generous lounge and dining room. This main living area features a Juliet balcony with double-glazed French doors that overlook Upper St Giles, filling the space with natural light. Unlike many properties of this type, the apartment benefits from a separate study room which provides excellent versatility for hobbies or additional storage. The adjoining kitchen is modern and fully fitted with a range of wall and base units, alongside integrated appliances including a fridge, freezer, electric oven, and hob.

Accommodation continues with a comfortable double bedroom which boasts views to the rear aspect and includes fitted wardrobes to maximise space. The property is served by a recently upgraded shower room, which has been designed with accessibility in mind. It comprises a large walk-in shower cubicle with a mains-fed shower, a vanity sink unit, and a heated towel rail. For added peace of mind, there is an emergency pull cord system installed. The property is offered on a part-furnished basis, making the move-in process smoother for temporary or trial tenants.

Beyond the private quarters, residents at Royal Arch Court enjoy access to excellent communal facilities that foster a supportive community. These include a residents' lounge for socialising, a laundry room, and well-maintained communal gardens with seating areas. There is also an overnight room available for visitors. While the property is located in a prime city spot, it offers visitor parking, with possible additional parking options at the nearby Roman Catholic cathedral (subject to availability). With secure level access and no immediate long-term commitment required, this is a perfect solution for those navigating their retirement options.



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	85	
(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

ARLINGTON PARK

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