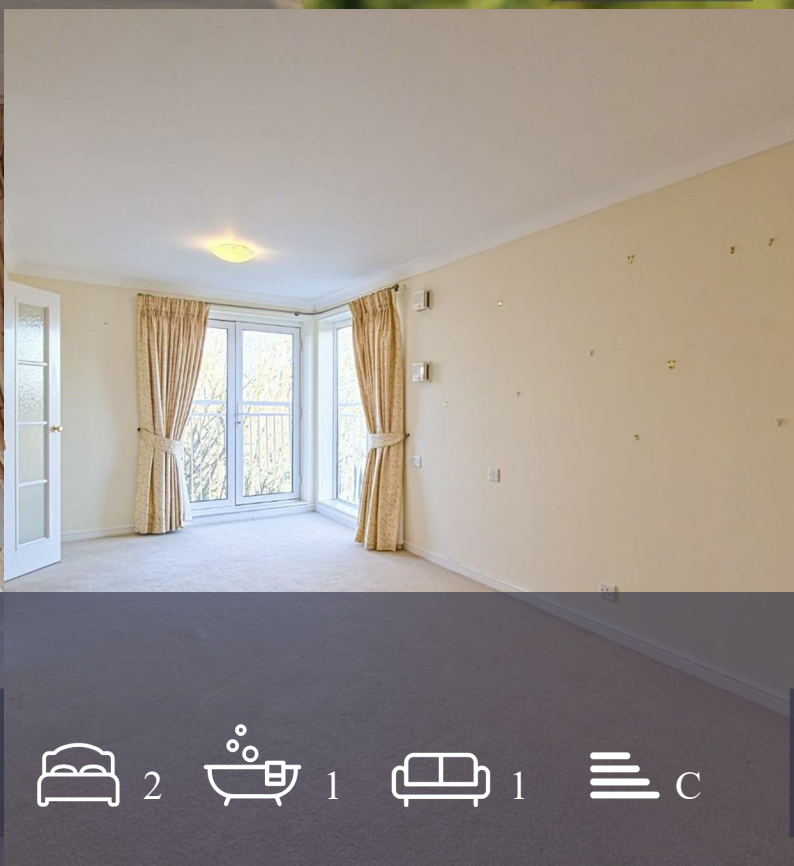




30 Royal Arch Court
Earlham Road, Norwich, NR2 3RU
£175,000



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2 Bedroom Retirement Apartment for Sale Royal Arch Court, Earlham Road, NO ONWARD CHAIN

- City Skyline Views
 - No Onward Chain
 - Two Bedrooms
 - Prime Location
- Retirement Living
 - Dual Aspect Lounge
 - Luxury Shower Room
 - Communal Facilities



FULL DESCRIPTION

Located within the Golden Triangle on the prestigious Earlham Road, this spacious two-bedroom retirement apartment offers a fantastic vantage point from within Royal Arch Court. Perched on an upper floor with lift access, the property boasts commanding elevated views across Grapes Hill and Pottergate, capturing the energy of the city skyline.

Upon entering the apartment, you are welcomed by a generous hallway featuring a large storage cupboard housing the hot water tank and the interface for the 24-hour emergency call system.

The heart of this home is the impressive lounge and dining area. This dual-aspect room is flooded with natural light and features a Juliet balcony that invites the outside in. The shape of the room easily accommodates both a comfortable seating area and a dining table, making it perfect for relaxing or entertaining while enjoying the city outlook. Double doors with glazed panels lead through to the separate kitchen.

The kitchen is efficiently designed with a window that captures the morning light. It comes fully fitted with light wood-effect wall and base units, a built-in eye-level oven, a four-ring electric hob with extractor over, and space for under-counter appliances.

The Main Bedroom is a comfortable double room featuring mirror-fronted bi-fold wardrobes that maximise floor space. The second bedroom is a fantastic asset, ideal for use as a guest room, hobby room, or separate dining room depending on your needs.

The bathroom has been transformed into a luxurious, contemporary shower room fully tiled with stylish grey subway tiles. It features a spacious walk-in shower enclosure with a low-level tray, a large glass screen, and the convenience of both rainfall and handheld shower heads. The room is equipped with safety grab rails and an emergency pull cord. A modern white close-coupled WC, washbasin with mixer tap, a chrome heated towel rail, and a wall-mounted mirror with glass shelving complete the suite.

LOCATION:

A short distance from the vibrant City Centre, Earlham Road offers excellent local amenities including shops, cafes, and bus routes immediately accessible from the development.

LEASEHOLD INFORMATION:

Lease Length: 125 years from 2006 (approx 106 years remaining).

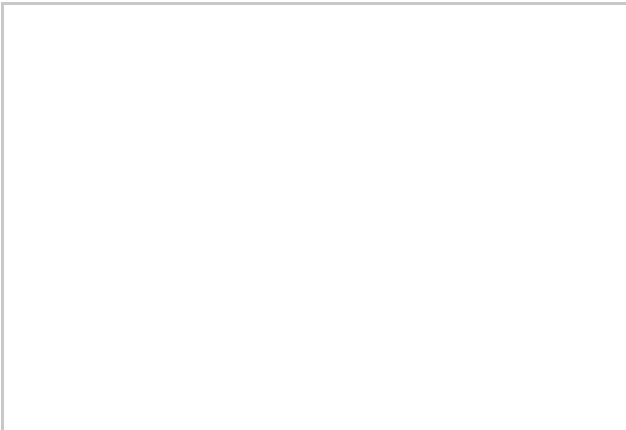
Ground Rent £460pa & Service Charges £4714pa

ROYAL ARCH COURT LIFESTYLE:

Royal Arch Court was constructed by McCarthy & Stone and comprises 45 apartments. It is designed to offer independence with the reassurance of support if needed.

Social: A large Residents' Lounge hosts regular social events and provides a space to meet neighbours.

A fully equipped laundry room is available for residents.



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 firms 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	80	84
EU Directive 2002/91/EC		