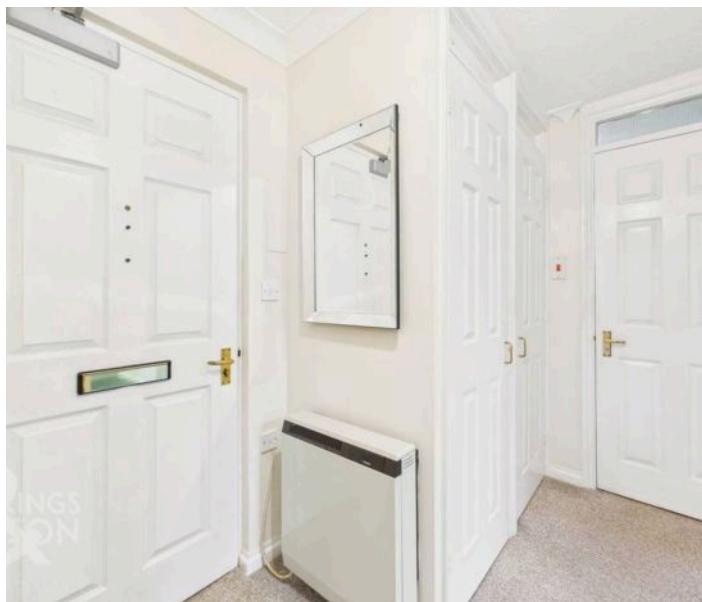




Laurel Court Armstrong Road, Norwich - NR7 9LS

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HYBRID ESTATE AGENTS



## Laurel Court Armstrong Road

Norwich

Found on the outskirts on Norwich this GROUND FLOOR FLAT is found within the respectable Laurel Court OVER 55'S DEVELOPMENT offering on-site care and communal ground to be enjoyed. The property boasts a large and OPEN SITTING/DINING ROOM with sliding double glazed doors giving TREE LINED VIEWS towards the edge of the complex bringing natural light into this space. The vendor has installed a MODERN KITCHEN with an extremely high quality finish and INTEGRATED APPLIANCES. To the end of the hallway, ONE DOUBLE BEDROOM and a large SHOWER ROOM are on offer with residents having the use of communal lounge and laundry room.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Flat
- Over 55's Development
- 24 Hour Care Line & Onsite Manager During Business Hours
- Modern Kitchen Recently Fitted With Integrated Appliances
- Sitting/Dining Room Giving Tree Lined Views Through Large Sliding Doors
- One Double Bedroom
- Shower Room with Double Shower Cubicle
- Communal Facilities Inc Gardens, Residents Lounge, Guest Suite & Laundry Room

The property is located within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge, whilst also offering good road links to Norwich's City Centre, Ring Road & Broadland Northway.



## SETTING THE SCENE

The property is found in an offshoot from the main section of Armstrong Road, where at the very end of a closed cul-de-sac the over 55 development and complex opens up. Communal green space stretches around the property in multiple places whilst the main access door comes with secure buzzer and intercom entry. Whilst there are stairs and lift services available for first floor accommodation, the property is found on the ground floor with clearly labelled signage guiding you towards the front of the apartment.

## THE GRAND TOUR

Once inside, a central hallway allows access into all living accommodation within this home as well as two handily built in storage cupboards. Turning to your right you will find yourself in a wonderful open plan sitting and dining room measuring some 16' in length. The current owner re-laid all carpeted flooring upon purchase within this space, leaving more than enough room for both a formal sitting and dining room suite if required. Natural light floods every corner of the room courtesy of large uPVC double glazed sliding doors which in turn look over the green space beyond the home giving tree lined views beyond. The owner has also recently completely upgraded the kitchen to give a sleek and modern finish with washer/dryer and integrated appliances include an oven and hob with fridge freezer alongside a mixture of mounted wall and base storage units. Towards the end of the hallway a large double room allows for a selection of soft furnishings with further storage solutions and a large double bed whilst a walk in shower sits towards the opposite side of the property featuring a wide array of vanity storage.

## FIND US

Postcode : NR7 9LS

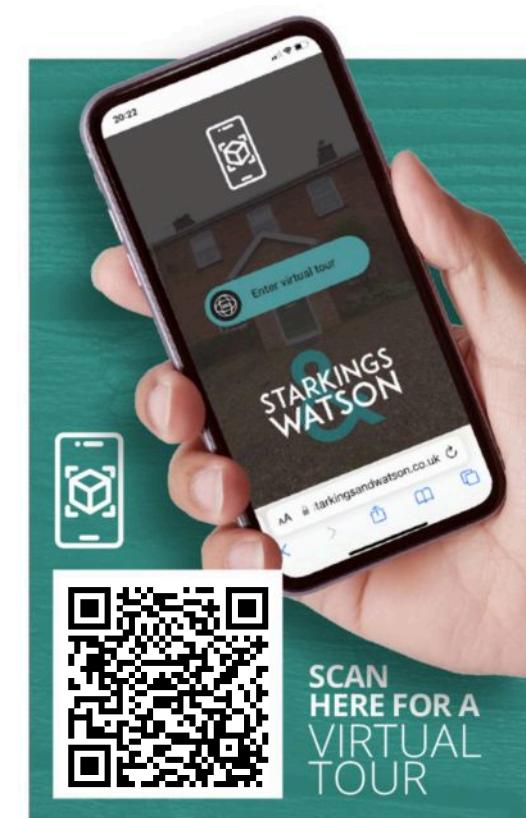
What3Words : ///length.rival.slowly

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Over 55's Retirement Complex Laurel Court offers communal gardens, communal lounge, laundry room, regular social events & a full-time resident building manager. Service charges are in the region of £244 Per Calendar Month and include the Careline system, buildings insurance, communal cleaning, garden maintenance & lift maintenance. The lease has 91 years remaining.



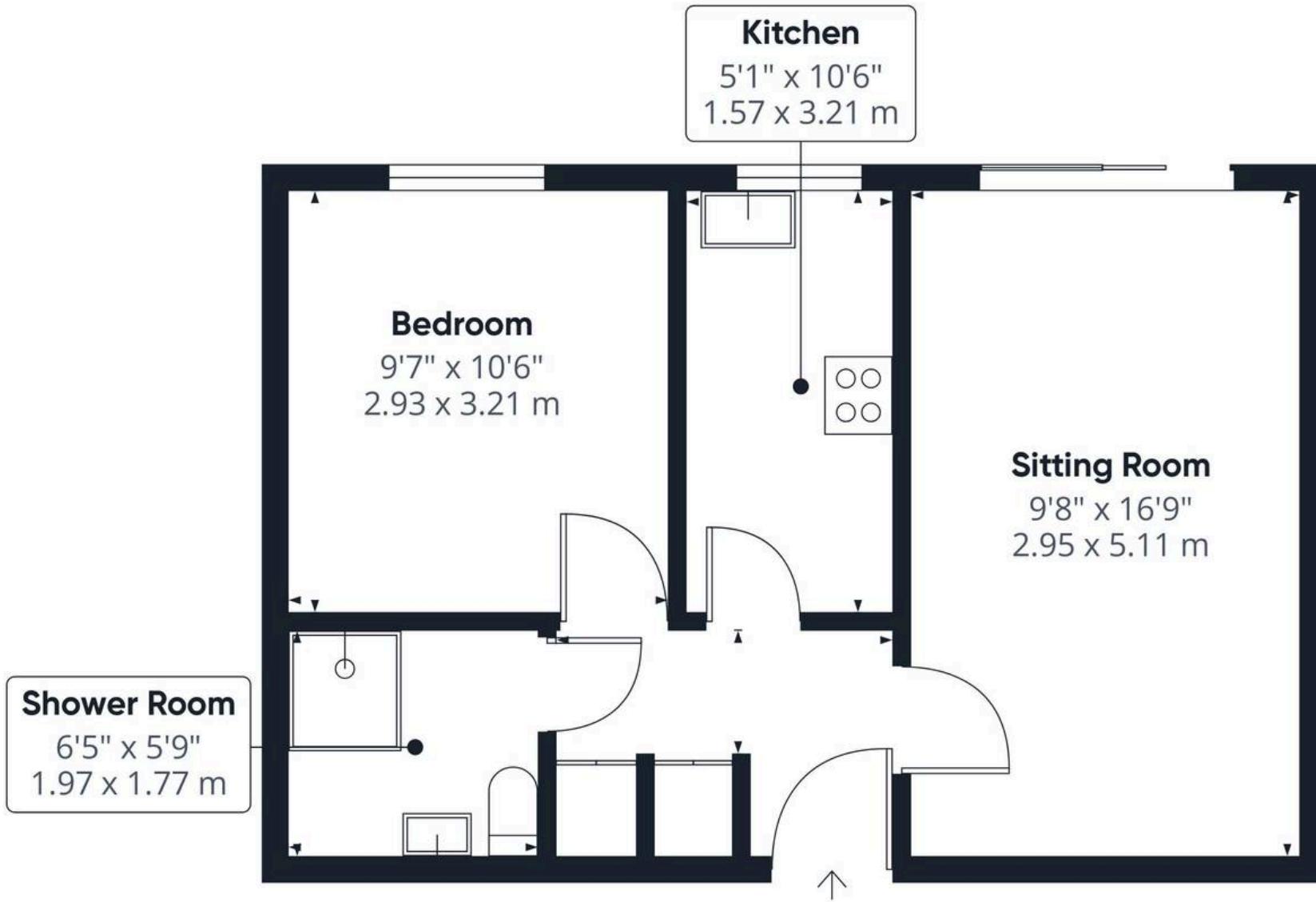




## THE GREAT OUTDOORS

Communal gardens reach around the development to be enjoyed by all residents.





Approximate total area<sup>(1)</sup>

404 ft<sup>2</sup>

37.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.