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Warming Court . Norwich . NR1 3ED
Guide Price £140,000 to £150,000



A WONDERFUL 1 BEDROOM RETIREMENT PROPERTY FOR OVER 60'S

This charming retirement property is located within Warminger Court, the main building is accessed via a secure porch area, leading to a main reception with residents' lounge. The apartment is situated on the second floor and upon entering you are immediately welcomed into an ample sized entrance hall area with shelved airing cupboard, the main sitting room is light and spacious with French doors and Juliette balcony with views towards the city. The kitchen is fitted with a range of wall and base units with inset stainless-steel single drainer sink, electric oven and electric hob with cooker hood over. Continuing into the bedroom is light and spacious with built in wardrobes. The accommodation is completed by a fully fitted bathroom with low level WC, panel bath with shower over and screen, vanity wash hand basin and heated towel rail, the bathroom is fully tiled and has an electric heater.

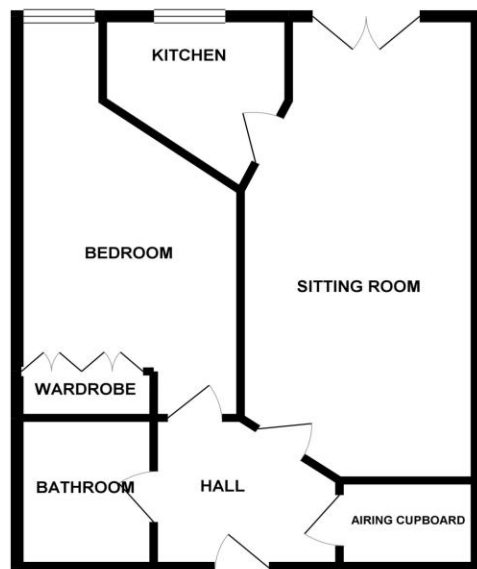
The property is situated within Norwich's city centre giving close access to shops, services and local amenities.



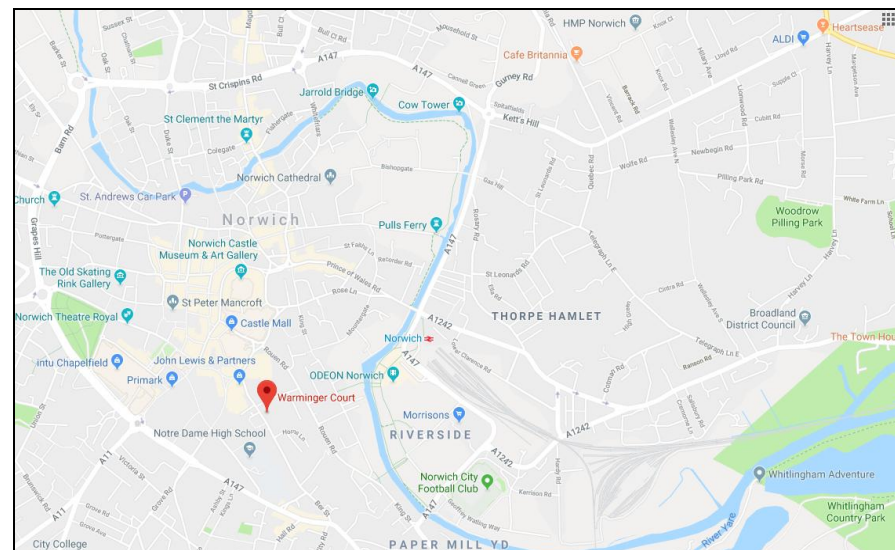
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GROUND FLOOR 53.31 sq. m.
(573.87 sq. ft.)



TOTAL FLOOR AREA : 53.31 sq. m. (573.87 sq. ft.) approx.
Values are given for information only and are not intended to be used as a basis for any estimate or measurement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided in this plan. Plans are not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		85	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		76	77

Agents Note: 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.

For details or to book a viewing please contact our Norwich office:



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