



20 ROYAL ARCH COURT

Earlham Road, Norwich, Norfolk, NR2 3RU

£170,000 LEASEHOLD

BROWN & CO

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DESCRIPTION

Royal Arch Court is a popular retirement complex which was built in 2007 consisting of 54 apartments with resident management staff and a community alarm service. The main entrance to the development is situated at Level 2 on Earlham Road. The whole site is accessible by wheelchair and there is a lift to all floors. There is a communal lounge, laundry, garden and a library. There is also a twin bedded guest suite with en-suite facilities. Cats and dogs are generally accepted (subject to terms of lease and landlord permission). Please note that the only on-site parking provides six visitor spaces and residents would need to organise their own parking arrangements off-site if required. There are regular organised social activities.

LOCATION

Royal Arch Court is situated at the city end of Earlham Road opposite the Roman Catholic Cathedral and a pedestrian flyover above Grapes Hill on the east side of the development provides access to Upper St Giles Street and the city centre.

DIRECTIONS

Travel up Grapes Hill to the roundabout at the top and take the third exit into Convent Road and then take the second exit at the next roundabout into Earlham Road. Follow the road along and where the road bears round to the left, Royal Arch Court will be seen on the right hand side.

ACCOMMODATION

ENTRANCE HALL including a built-in cloaks/storage cupboard. Entrance door with spy hole. Warden intercom. Coving.

LOUNGE/DINER Night storage heater. Television and telephone points. Coving. UPVC double glazed window. Door to study.

STUDY Coving. UPVC double glazed window looking east towards the city.

KITCHEN Work surfaces with cupboards and drawers below and an inset stainless steel single drainer sink unit with mixer tap. Tiled splash back. Matching wall cupboards with concealed lighting below. Vertical unit housing a built-in fan assisted oven and grill with cupboards above and below. Inset 4 ring hob with an extractor above. Integrated refrigerator and freezer. Coving. UPVC double glazed window.

BEDROOM plus door recess. Night storage heater. Television and telephone points. Built-in double wardrobe with folding mirrored doors. Coving. UPVC double glazed window.

BATHROOM Fully tiled walls and a white suite comprising panelled bath with a thermostatic mixer shower above, wash basin with cupboard below and a fitted mirror with light and shaver point above, WC. Electric heated towel rail. Emergency pull cord. Grab rail. Wall mounted electric downflow heater. Extractor fan. Coving. Built-in airing cupboard with slatted shelves and a Palsa Coil A-Class electric off-peak mains pressure system providing hot water.

TENURE Leasehold. Details of the lease and service charge are available on request.

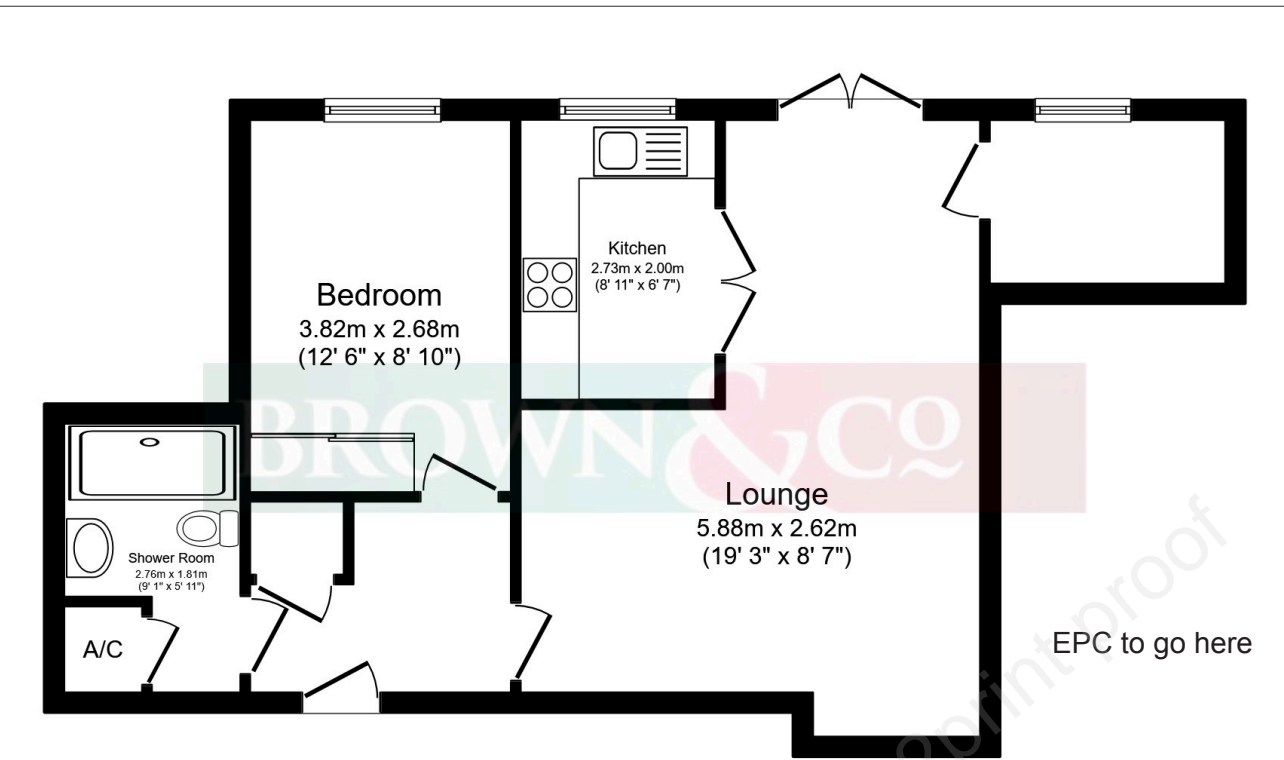
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







Floor Plan

Total floor area 54.0 sq. m. (581 sq. ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com

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