

## 43 Royal Arch Court

Earlham Road, Norwich, Norfolk, NR2 3RU



**PRICE: £130,000**

**Lease: 125 years from 2006**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT, SITUATED ON THE FOURTH FLOOR, OVERLOOKING THE DEVELOPMENT'S CENTRAL GARDEN AREA AND CAR PARK.

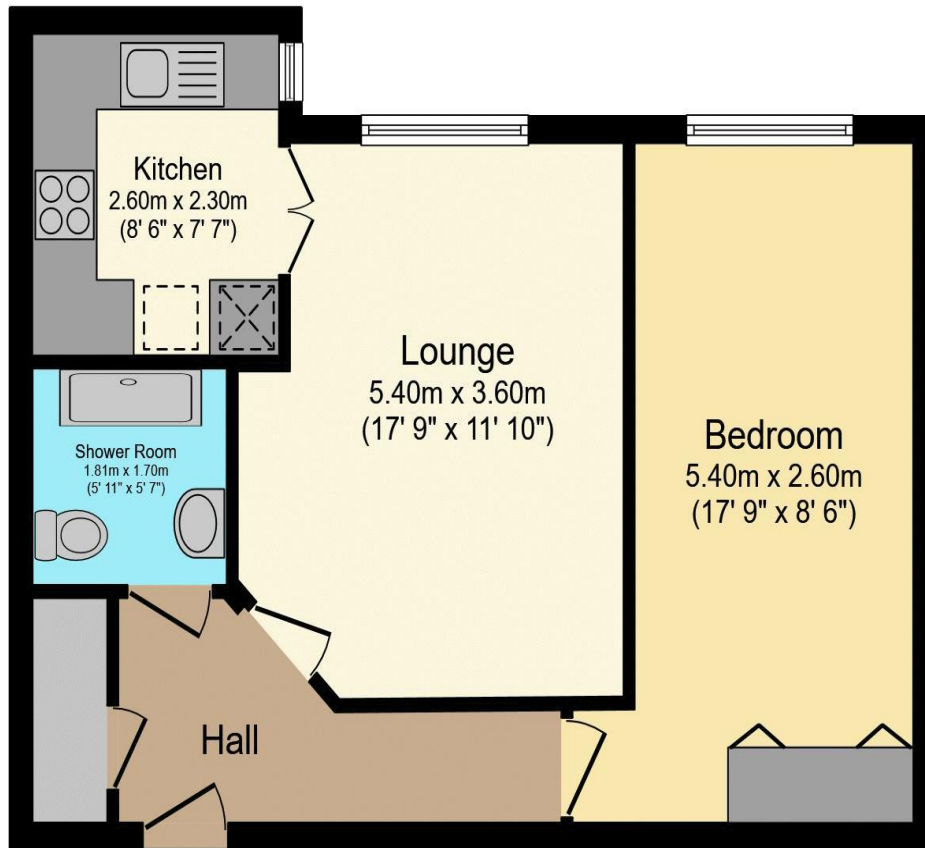
Royal Arch Court is an Independent Living Development, constructed by McCarthy & Stone (Developments) Ltd and comprises of 53 properties arranged over 5 floors each served by a lift. Conveniently situated to local amenities including a Bakers, Grocers, Café, GP, Chapelfield Park and the City Centre, plus a Bus Stop to other Towns. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, bathroom and one or two bedrooms. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that we may apply to this property.

Development Manager  
Residents lounge and Communal gardens  
24 hour emergency Appello call system  
Laundry Room  
Lift to all floors

Visitor parking and Guest suite  
Price to include carpets, curtains and light fittings  
Security entry system  
Lease: 125 years from 2006



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 46.3 sq.m. (499 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/24**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**Next uplift 2029**

**Annual Service Charge:**

**£2915.70**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.