

# Astley & co

ESTATE AGENTS



121 Armstrong Road  
Thorpe St Andrew  
Norwich

**Price:** Guide Price  
£85,000

## Information

NEW PRICE - For the over 55's a first floor apartment with one bedroom situated in the popular suburb of Thorpe St Andrew. The property benefits from a beautiful decorated home with quality flooring, stylish kitchen, electric modern efficient electric heaters and double glazed windows. A low maintenance and easy living home with a Central Monitoring System by pull cord for help and security should a resident need extra support. The accommodation comprises of entrance hall, lounge, kitchen, one bedroom, bathroom and ample storage. There is lovely community lounge with lots of seating for sociable residents. Activities and events are laid on by the management. There are communal gardens for tranquillity and peace and communal parking. Leasehold with 99 years remaining and service charge £222/month. The property is being sold with no onward chain. Essential to view to fully appreciate! Energy Performance Rating C and Electric Heating.

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Description

Entrance Hall

Kitchen 10' 8" x 4' 11" (3.25m x 1.5m)

Lounge/Diner 16' 5" x 9' 10" (5.0m x 3.0m)

Bedroom 10' 10" x 9' 10" (3.3m x 3.0m)

Bathroom 6' 7" x 5' 11" (2.0m x 1.8m)

Summary of accommodation

- Over 55's Supported Accommodation
- First Floor Flat
- One Bedroom
- Community Sociable Living
- Long Lease 99 years
- Service Charge £222/month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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