

Astley & co



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ESTATE AGENTS



**121 Armstrong Road
Thorpe St Andrew
Norwich**

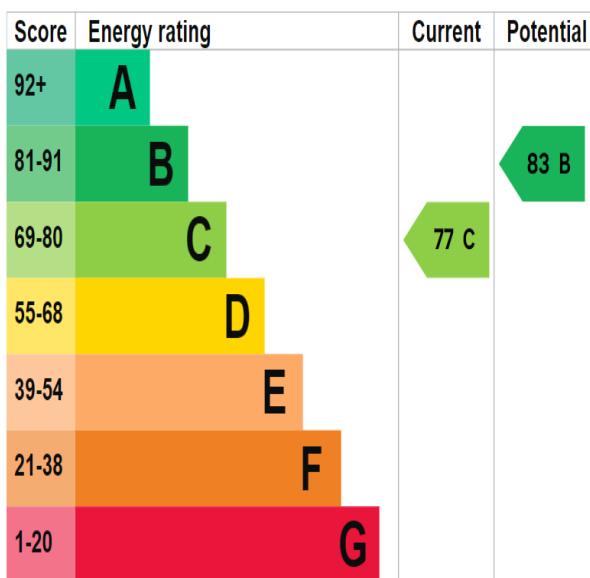
Price: Guide Price
£85,000

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.

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

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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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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