

Astley & co

ESTATE AGENTS



75 Laurel Court
Armstrong Road
Thorpe
Norwich

Price: Guide
Price £120,000

Information

For the over 55's - The Best Positioned Unit in the block! This first floor flat with TWO BEDROOMS has double aspect windows and a balcony with views across Thorpe St Andrew. 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.

Comprising Door Entry System, Entrance Hall, Lounge with Balcony, Dining Room and Kitchen. Lobby; Two Bedrooms, Bathroom.
Outside; Parking and Communal Gardens

Leasehold with 86 years remaining and service charge £172/month

The property is being sold with no onward chain. Essential to view to fully appreciate! Electric Panel Heaters. Energy Performance Rating D.

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Description

Lounge 13' 1" x 9' 10" (4.0m x 3.0m)

Dining Room 9' 10" x 7' 3" (3.0m x 2.2m)

Kitchen 7' 10" x 7' 10" (2.4m x 2.4m)

Bedroom 1 11' 2" x 9' 10" (3.4m x 3.0m)

Bedroom 2 9' 10" x 6' 7" (3.0m x 2.0m)

Bathroom 7' 3" x 6' 7" (2.2m x 2.0m)

Summary of accommodation

- First Floor Flat for the over 55's
- Two Bedrooms
- Lounge with Balcony
- Newly Redecorated Throughout
- Newly Laid Carpets
- Gas Fired Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR



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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