



149 Laurel Court Armstrong Road, Norwich

Norwich



Minors & Brady

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Norwich

Offered within a popular over 55s development, this well-maintained first-floor apartment provides comfortable and practical living in a welcoming community setting. Benefitting from secure entry, lift and stair access, a 24-hour care line and an on-site manager during business hours, the property is well-suited to those seeking independent living with additional peace of mind.

With a spacious sitting/dining room, fitted kitchen, double bedroom and shower room, the apartment is complemented by a range of communal facilities including landscaped gardens, a residents' lounge, guest suite and laundry room.



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- First floor apartment within a popular over 55s development
- Secure entry system with lift and stair access to all floors
- Spacious sitting/dining room with pleasant views across the development
- Fitted kitchen with a range of storage units and space for white goods
- Generous double bedroom with built in storage potential
- Well appointed shower room featuring a double shower cubicle
- Entrance hall with useful built in storage and airing cupboard
- 24 hour care line and on-site manager available during business hours
- Excellent communal facilities including landscaped gardens, residents' lounge, guest suite and laundry room
- Well placed for local amenities, transport links and everyday conveniences

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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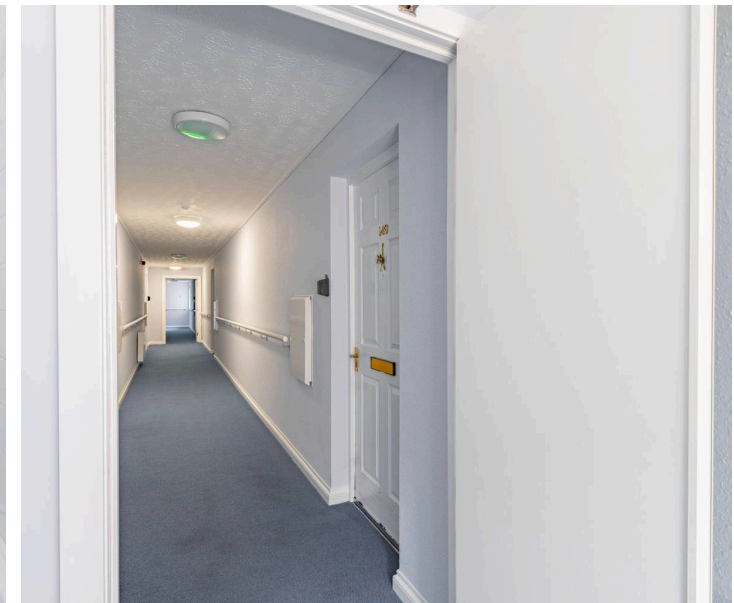
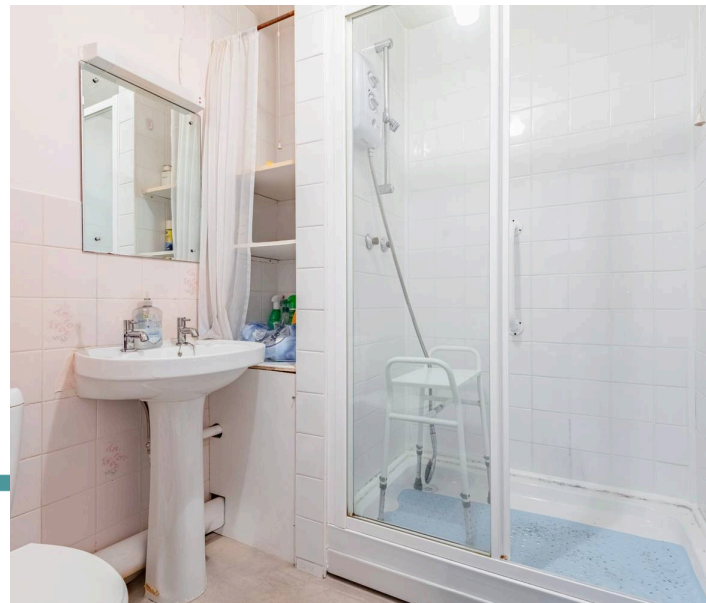
Location

Situated to the east of Norwich, Laurel Court on Armstrong Road enjoys a convenient location with excellent access to a wide range of amenities and services. The area is well served by supermarkets, retail parks, healthcare facilities, and leisure centres, while regular public transport links provide easy access into Norwich city centre. A selection of well-regarded schools and local conveniences can also be found nearby, making day-to-day living particularly practical.

The location benefits from straightforward access to the A47 and Broadland Northway, connecting to surrounding towns and villages across Norfolk. Nearby green spaces, riverside walks, and attractions such as Mousehold Heath and the Norfolk Broads offer plenty of opportunities to enjoy the outdoors, while Norwich city centre provides an extensive choice of shopping, dining, entertainment, and cultural attractions.

Armstrong Road

Accessed via a secure communal entrance, the apartment is reached by either lift or stairs. Once inside, the entrance hall creates a welcoming first impression and includes both a useful storage cupboard and airing cupboard, providing valuable everyday practicality.



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The sitting and dining room is a comfortable and well proportioned space, offering ample room for both lounge and dining furniture. A feature box window allows natural light to enter while providing pleasant views across the development, creating an enjoyable outlook throughout the year.

Positioned adjacent to the reception room, the fitted kitchen is arranged with a range of wall and base units and offers space for an electric cooker alongside additional white goods including a fridge/freezer and washing machine. The layout has been designed to make efficient use of the available space while remaining easy to navigate.

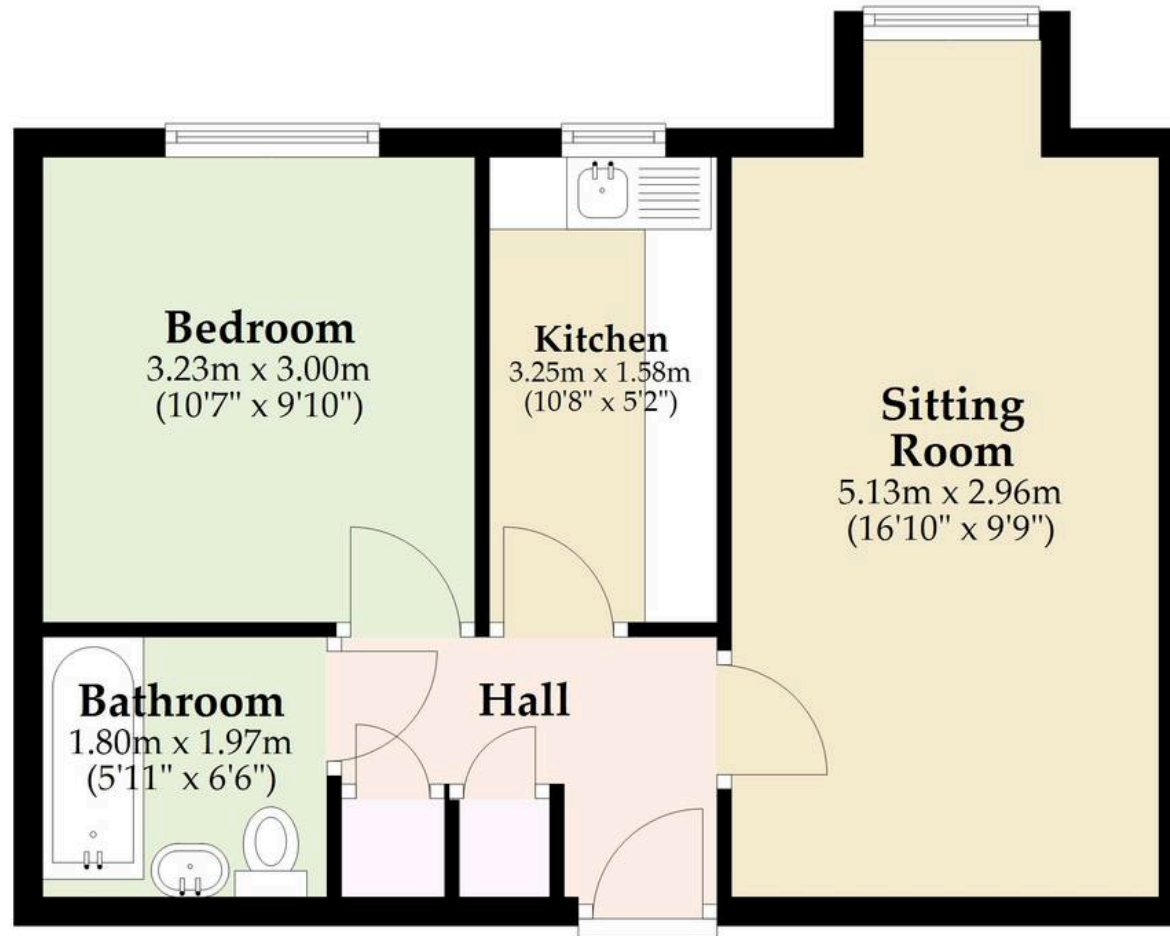
The double bedroom is generously sized and provides plenty of room for bedroom furniture and additional storage solutions if required. A window to the rear aspect creates a bright and comfortable environment, while the nearby shower room is fitted with a double shower cubicle, wash basin and WC, alongside useful built-in shelving and storage.

Residents of Laurel Court benefit from access to a range of communal facilities designed to enhance day-to-day living. These include attractive communal gardens, a residents' lounge, guest suite for visiting family and friends, and a communal laundry room. The development also benefits from residents and visitor parking, while local amenities, transport links and everyday conveniences are all within easy reach.



Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 40.3 sq. metres (434.1 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*
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Aftersales Team Leader

Minors & Brady
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