



Flat 44, Royal Arch Court Earlham Road, Norwich

Minors & Brady



Flat 44

Royal Arch Court Earlam Road, Norwich

Enjoying a position within a friendly over 55's retirement development in the heart of Norwich, this chain-free apartment is perfectly suited to those seeking a comfortable and low-maintenance lifestyle. Offering bright and spacious accommodation, the property features a light-filled sitting room with a Juliet balcony, a well-equipped kitchen, two double bedrooms and access to a welcoming communal lounge, creating a sociable environment for residents and visitors. An excellent opportunity to enjoy independent living within one of Norfolk's most vibrant and historic cities.

- Offered chain free!
- Over 55's retirement flat positioned in the beautiful city of Norwich
- Easy access to a wide range of amenities within the city, including shopping restaurants, transport links and health facilities
- Suitable choice for someone looking to downsize, without compromising on comfort and style
- Communal lounge creating a friendly, sociable environment for the residents and visitors
- Spacious, light-filled living room with a Juliet balcony that offers views of the surroundings, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated oven and a ceramic hob
- Two double bedrooms offering comfort and privacy, one of which has a built-in wardrobe
- Bathroom comprising of a classic three-piece suite





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The Location

Earlham Road is one of Norwich's most desirable residential locations, offering an excellent balance of city convenience, character and lifestyle. Situated to the west of the city centre, the area is particularly popular with professionals, families and academics thanks to its attractive homes, excellent amenities and convenient transport links.

The surrounding area benefits from a wide range of independent cafés, restaurants, shops and everyday services, while the nearby Golden Triangle is widely regarded as one of Norwich's most vibrant and established neighbourhoods. Residents also enjoy easy access to Eaton Park, providing extensive green space, leisure facilities and pleasant walking routes.

Norwich city centre is just a short distance away and offers an extensive range of shopping, cultural and entertainment facilities, alongside the city's renowned historic architecture and thriving independent scene. The University of East Anglia and Norfolk & Norwich University Hospital are also both easily accessible.

For commuters, Norwich Railway Station provides direct services to London Liverpool Street, while major road links offer convenient connections throughout Norfolk and beyond.

Combining attractive surroundings, excellent amenities and easy access to both green space and the city centre, Earlham Road remains one of Norwich's most sought-after and enduringly popular residential addresses.



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Positioned within a well-regarded retirement development in the heart of Norwich, this chain-free apartment offers an excellent opportunity for those looking to embrace a more manageable lifestyle without compromising on comfort, independence or convenience.

Designed exclusively for the over 55s, the development provides a welcoming community atmosphere, enhanced by a residents' communal lounge that encourages social interaction, friendship and relaxed gatherings with visitors.

Accessed via a private entrance, the apartment opens into a welcoming hallway with a useful built-in storage cupboard, providing practical everyday organisation. The accommodation is thoughtfully arranged and enjoys a bright, easy-flowing layout throughout.

At the heart of the home is a spacious, light-filled sitting room, creating an inviting setting for both quiet afternoons and entertaining family and friends. A Juliet balcony draws in natural light and offers pleasant views of the surrounding area, providing a lovely connection to the outdoors and a peaceful backdrop to daily life.

The kitchen is well-appointed with a range of wall and base units, offering ample storage and workspace, complemented by an integrated oven and ceramic hob. Practical and functional, it is perfectly suited to modern living.



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The apartment further benefits from two generous double bedrooms, both providing comfortable and versatile accommodation. The principal bedroom features a built-in wardrobe, while the second bedroom offers flexibility for visiting guests, hobbies or a home study.

Completing the accommodation is a bathroom fitted with a classic three-piece suite, presented in a timeless style.

Set within the beautiful and historic city of Norwich, residents can enjoy a wonderful balance of independence and community living, with a wealth of amenities, picturesque surroundings, cultural attractions and everyday conveniences close at hand.

Agents Notes

Leasehold, with approx. 100 years left on the lease.

Ground rent: £460p/a.

Maintenance fee: £2,545 for 6 months.

Renewal for charges: 1st September 2026.

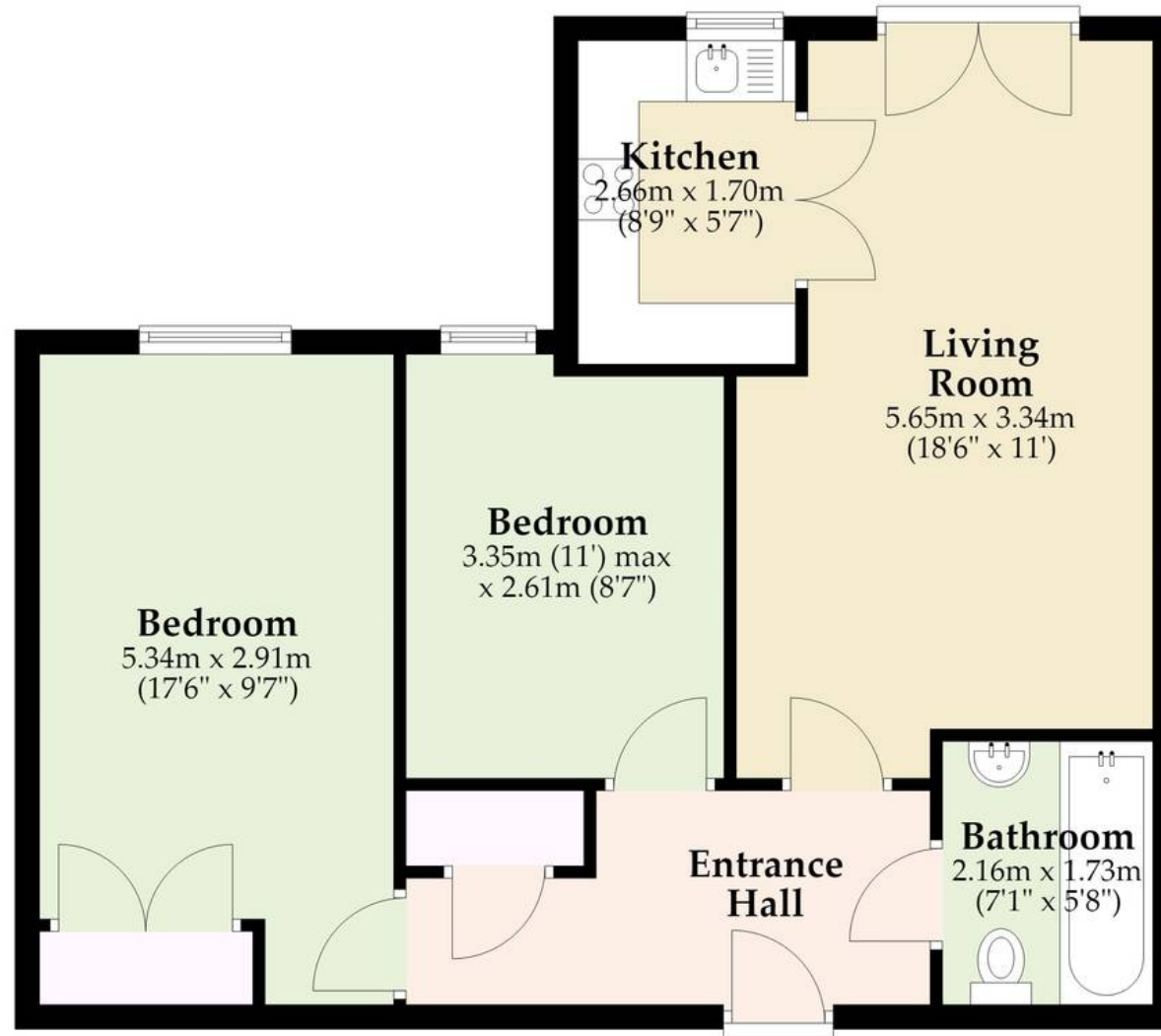
Connected to mains water, electricity and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Flat

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 sq. feet)

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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?
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