

Flat 49, Royal Arch Court Earlham Road, Norwich

Minors & Brady

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Enjoying one of the most impressive outlooks within the sought-after Royal Arch Court development, this top floor apartment boasts spectacular views of St John the Baptist Cathedral, creating a striking backdrop both day and night. Offered with no onward chain and presented ready to move into following recent redecoration, new curtains and freshly cleaned carpets, the property provides spacious and well-maintained accommodation within a secure gated complex just a short walk from Norwich city centre. Residents benefit from a Court Manager, 24-hour emergency alarm system, communal lounge, laundry facilities, beautifully kept gardens, regular social activities, guest parking and a guest suite available at a reasonable rate for visiting family and friends. With excellent transport links, a bus stop directly outside the development, and the convenience of city amenities close at hand, this represents an exceptional opportunity to enjoy independent living in a well-established and welcoming community.

Agents Note

This property will be sold leasehold, with 105 years left on the lease. Ground rent: £197.50 2x per annum. Maintenance fee: £1,676.47 2x per annum (includes building insurance and water charges). Renewal for charges: September and March. Connected to mains water, electricity and drainage. Electric heating system. Six visitor parking spaces and space for mobility scooter storage. Please note: The owner of the property must be over 60 years of age, second owner can be 55 years.

The Location

Earlham Road is one of Norwich's most established residential addresses, linking the city centre with the western suburbs and offering a lifestyle that balances urban convenience with access to green open spaces. Popular with professionals, families, academics and those associated with the University of East Anglia, the area benefits from a wide range of everyday amenities while remaining within easy reach of Norwich's historic heart.

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Earlham Road itself offers an excellent selection of independent cafés, restaurants, convenience stores and local services, while larger retail provision can be found nearby at Norwich city centre, including Chantry Place and Castle Quarter shopping centres. Supermarkets such as Tesco, Aldi, Co-op and Waitrose are all easily accessible, while healthcare facilities, fitness centres and leisure amenities are readily available throughout the surrounding area. The nearby Golden Triangle district is particularly well regarded for its collection of independent eateries, coffee houses, pubs and specialist retailers.

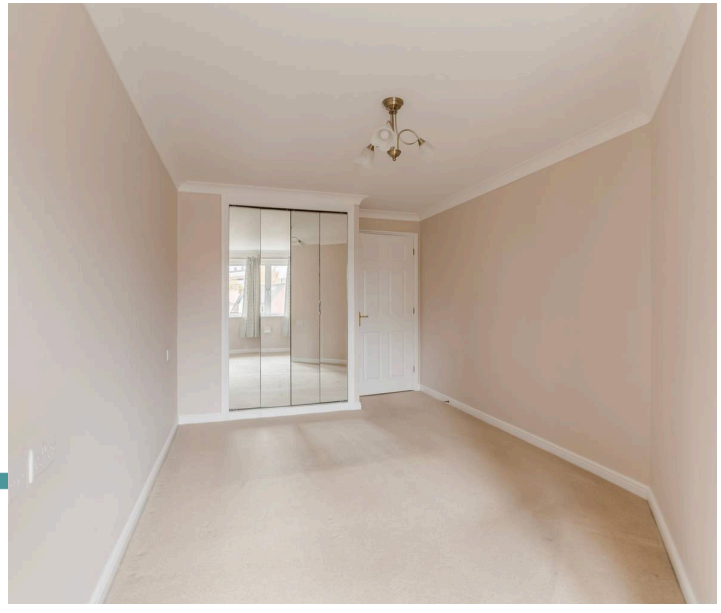
A range of respected primary and secondary schools serve the area, alongside independent education options within the city. The University of East Anglia, one of the region's leading higher education institutions, is situated just a short distance away, making the area particularly attractive for university staff, students and those seeking access to educational facilities and cultural events.

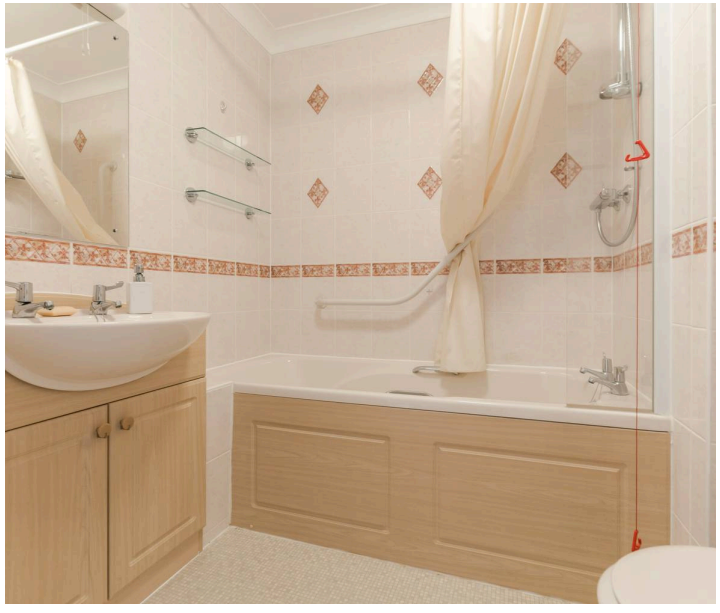
Frequent bus services operate along Earlham Road, providing direct access to Norwich city centre, the railway station and surrounding districts. Norwich Railway Station offers regular services to London Liverpool Street, Cambridge and regional destinations, while the nearby A47 provides road connections across Norfolk and onwards to the A11, linking with Cambridge, the M11 and London. Norwich International Airport further enhances accessibility for both business and leisure travel.

Beyond its practical advantages, the area offers an abundance of opportunities to enjoy the outdoors. Earlham Park and Eaton Park provide extensive green space for walking, recreation and sporting activities, while the Norfolk Broads, the North Norfolk coastline and the Suffolk coast can all be reached within comfortable driving distance.

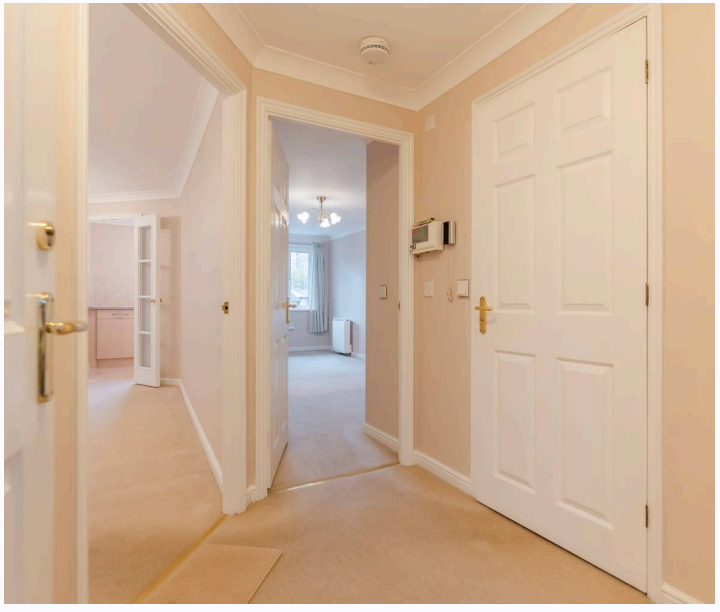
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The apartment is approached via the secure entrance to Royal Arch Court, where well-maintained communal areas create an excellent first impression. Lift and stair access lead to the top floor, where the property's position affords some of the most appealing outlooks within the development.

Upon entering the apartment, the welcoming entrance hall provides access to all principal rooms and incorporates a useful airing and storage cupboard, offering practical everyday storage. The layout has been thoughtfully designed to maximise both space and functionality, creating an easy-flowing arrangement well suited to comfortable day-to-day living.

The principal reception room forms the heart of the home and is a particularly impressive space. Generously proportioned and flooded with natural light, the living and dining area benefits from a large window framing far-reaching views towards St John the Baptist Cathedral. The ever-changing outlook provides a striking focal point throughout the year, while the cathedral's evening illumination creates a particularly attractive setting after dark. There is ample room for both seating and dining furniture, making the space ideal for relaxing, entertaining visiting family and friends, or simply enjoying the surrounding cityscape.

Leading from the reception space, the kitchen is well-equipped with a range of fitted units providing excellent storage and work surface space. Positioned to remain connected with the living accommodation, it offers a practical environment for meal preparation whilst retaining the sociable feel of the apartment. The design makes excellent use of the available space and caters comfortably for modern everyday requirements.

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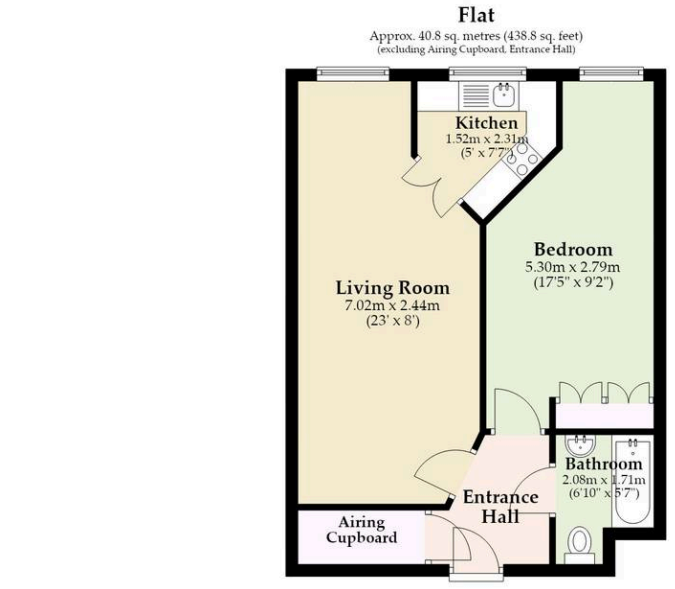
The bedroom is a generous double room and continues the theme of bright, well-presented accommodation found throughout the property. Built-in wardrobes provide valuable storage, helping to maintain a clean and uncluttered appearance. The room offers plenty of space for additional bedroom furniture and enjoys a pleasant outlook, making it a comfortable and inviting place to unwind.

Serving the apartment is a modern bathroom fitted with a three-piece suite. Well maintained and practical in design, it complements the property's move-in-ready condition and meets the needs of modern living with ease.

Beyond the apartment itself, Royal Arch Court offers an enviable range of communal facilities which significantly enhance the lifestyle on offer. Residents have access to a welcoming communal lounge and function room, where a programme of regularly organised social activities fosters a friendly and sociable community atmosphere. There is also a communal laundry room and beautifully maintained communal gardens, providing attractive outdoor spaces to enjoy throughout the year.

For visiting family and friends, the development benefits from a well-presented guest suite, available to hire at a reasonable rate, offering convenient and comfortable overnight accommodation without impacting the space within the apartment itself.

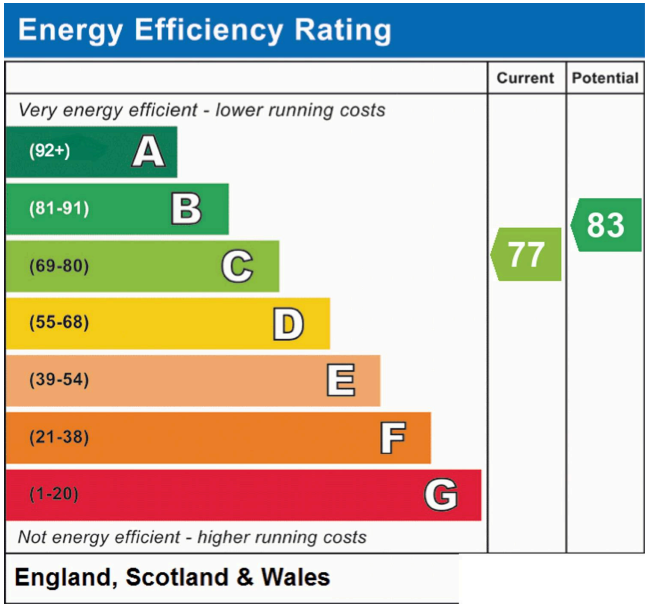
Security and peace of mind are key features of the development. The complex benefits from secure gated entry, the presence of a Court Manager, a 24-hour alarm system and emergency pull-cord assistance, providing reassurance for residents and their families.



Total area: approx. 40.8 sq. metres (438.8 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.





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