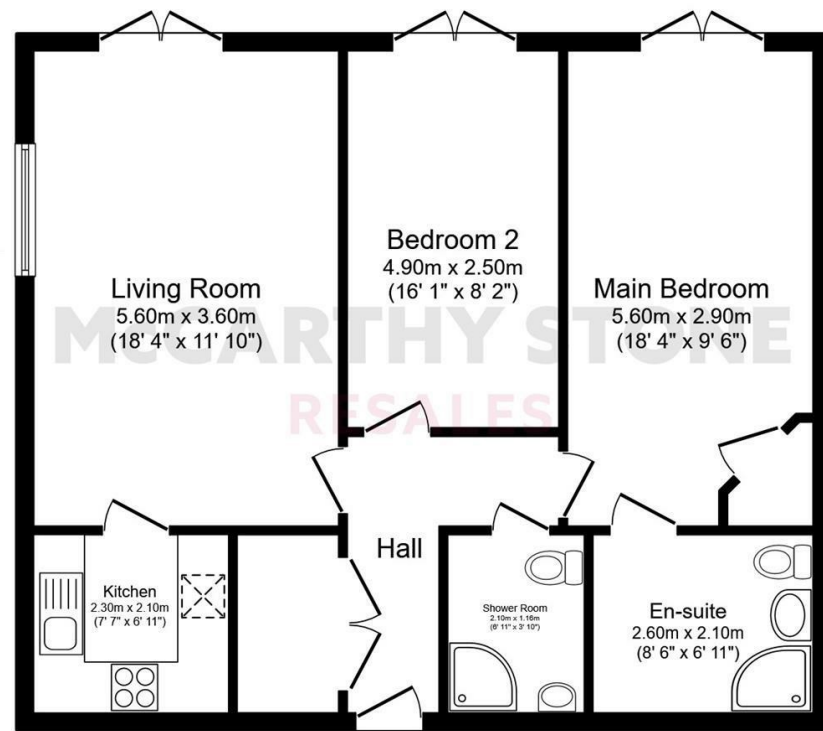


# McCARTHY STONE RESALES

## 3 LOUIS ARTHUR COURT 27-31 NEW ROAD, NORTH WALSHAM, NR28 9FJ



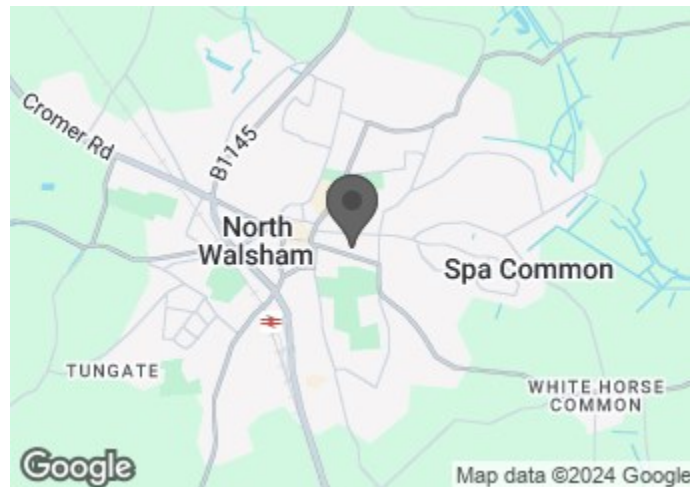
Total floor area 71.8 m<sup>2</sup> (772 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



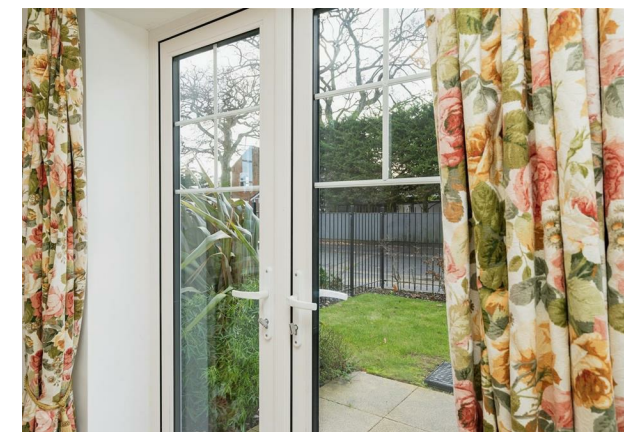
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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A bright and spacious SOUTH FACING two bedroom GROUND FLOOR apartment with PRIVATE CAR PARKING SPACE. This is situated within a popular MCCARTHY STONE retirement living complex.

**ASKING PRICE £285,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# LOUIS ARTHUR COURT, 27-31 NEW ROAD, NORTH WALSHAM, NORFOLK, NR28 9FJ

## LOUIS ARTHUR COURT

This purpose built McCarthy & Stone retirement living development is in the attractive market town of North Walsham, close to shops and amenities.

The apartment boasts Sky/Sky+ connection points in the lounge and secure camera entry system. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Home Owners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Home Owners lounge provides a great space to socialise with friends and family. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy.

## LOCAL AREA

Alongside the popular Thursday market, there are a variety of shops, ranging from independent specialist stores to well-known larger supermarkets, including Waitrose and Sainsbury's. The town's High street is located only 150 metres from the development so you're never far from all of life's necessities. North Walsham Train Station provides services to Norwich within 28 minutes and to the Coastal town of Cromer in around 17 minutes.

The town has a popular sports centre, library and community centre, as well as a modern cinema, theatre and arts venue called: The Atrium. North Walsham is well located for the nearby countryside, including the Norfolk Broads, as well as the beaches - are all just a 20-minute drive away.

## APARTMENT OVERVIEW

McCarthy Stone Resale are proud to bring to the market this sunny south facing two bedroom apartment located on the ground floor with the advantage of French doors leading from the lounge leading to a patio area. The apartment is neutrally presented throughout enabling any new buyer to make it their own. Comes with private car parking space. \* Early viewings advised\*

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door to a utility/ storage cupboard with space for washer/dryer. Further doors lead to the lounge, shower room and two bedrooms. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Wall mounted electric panel heater.

## LOUNGE

A sunny south facing lounge with the benefit of a dual aspect incorporating a French doors and additional side window enabling lots of natural light in. The French doors lead onto a patio area which is large enough to house a table and chairs. Within the lounge there's ample room for a dining. Sky/Sky+ connection and telephone point. Wall mounted electric panel heater. Two ceiling lights and raised power points. Part glazed door leads to the separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Single sink unit with drainer and mixer tap. Integrated waist height electric oven with space above for microwave. Ceramic four ringed hob with extractor hood above. Integral fridge/freezer. Ceiling lights and power points.

## MASTER BEDROOM

Sunny south facing bedroom featuring a walk-in wardrobe providing hanging rails and shelving. TV and phone point, wall mounted electric panel heater, ceiling light and raised power points.

## EN-SUITE

Fully tiled and fitted with suite comprising of large walk in shower with glass screen and support rail. Low level WC, vanity unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Shaving point, electric heated towel rail and extractor fan.

## BEDROOM TWO / DINING / HOBBY ROOM

Spacious second bedroom which can also be used for dining or a hobby room. Wall mounted electric panel heater, ceiling light and raised power points.

## 2 BED | £285,000

## SHOWER ROOM

Fully tiled and fitted with suite comprising of a shower cubicle with glass sliding door and support rail. Low level WC, vanity unit with wash basin and illuminated mirror above. Wall and floor tiles. Shaving point, electric heated towel rail and extractor fan.

## CAR PARKING

The apartment comes complete with an allocated car parking space

## SERVICE CHARGE

- House Manager
- 24 hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal areas and windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,605.70 per annum (for the financial year ending 28/02/2025). The service charge does not cover external costs such as your council tax, electricity or TV license. To find out more about the service charges please contact your property consultant or House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs

## LEASE INFORMATION

Lease: 999 Years from 1st Jan 2019

Ground rent: £495 per annum

Ground rent review: 1st Jan 2034

It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

