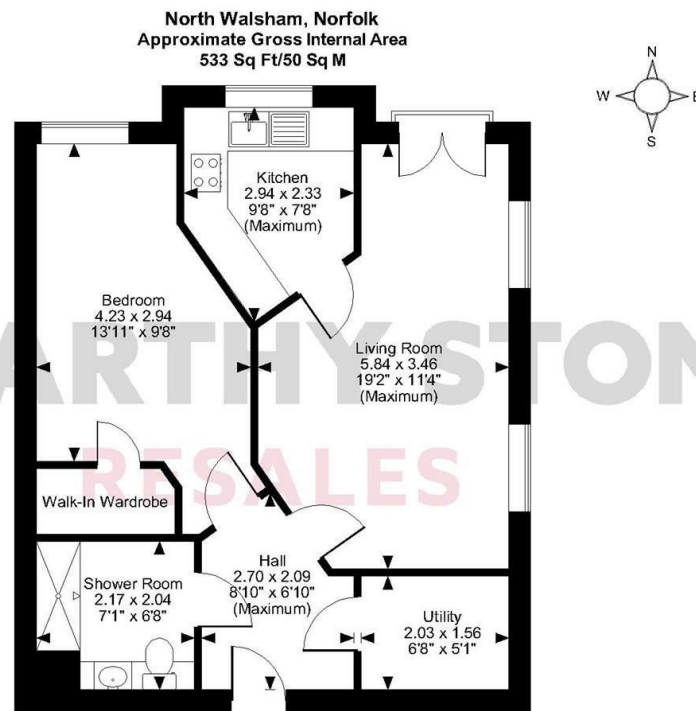


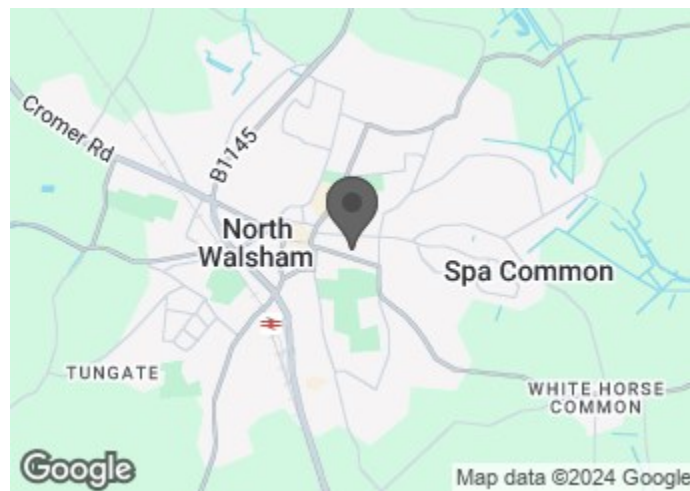
# McCARTHY STONE RESALES

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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A well presented one bedroom first floor apartment with the benefit of a dual aspect lounge incorporating a Juliet balcony, situated within a popular MCCARTHY & STONE retirement living development.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**PRICE REDUCTION**

**ASKING PRICE £180,000 LEASEHOLD**

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# LOUIS ARTHUR COURT, NEW ROAD,

# 1 BEDROOMS £180,000

## 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 living room 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.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall, from the hallway there is a door to the lounge, bedroom, shower room and walk-in storage/airing cupboard with a washer /dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Ceiling light point and raised electric power sockets.

## LOUNGE

A bright and spacious lounge benefiting a dual aspect with outlook towards the side of the development, with a Juliet balcony and further two windows allowing lots of natural light in. The room can also accommodate dining table and chairs. Sky/Sky+ connection and telephone point, two ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. The sink unit with drainer and mixer tap sits below the window with side outlook. Integrated waist height oven (for minimal bend) and space for microwave above, ceramic four ringed hob with extractor hood. Integral fridge/freezer. Tiled floor. Power points.

## BEDROOM

A double bedroom with side facing window has the benefit of a walk-in wardrobe with shelving and hanging rails. TV and telephone point, ceiling light and raised electric power sockets.

## SHOWER ROOM

A fully fitted modern suite comprising of a walk-in double shower with glass screen and support hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles, ceiling spot lights, tiled flooring and electric heated towel rail.

## SERVICE CHARGE

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- 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 does not cover external costs such as your

Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £2,403.80 per annum (up to financial year end 28/02/2025).

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

## LEASEHOLD INFORMATION

Ground rent- £435 per annum

Ground rent review: 1st Jan 2034

Lease length- 999 Years from 1st Jan 2019

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

## ADDITIONAL SERVICES

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

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

## CAR PARKING

Visitor car parking available.

