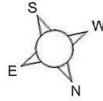


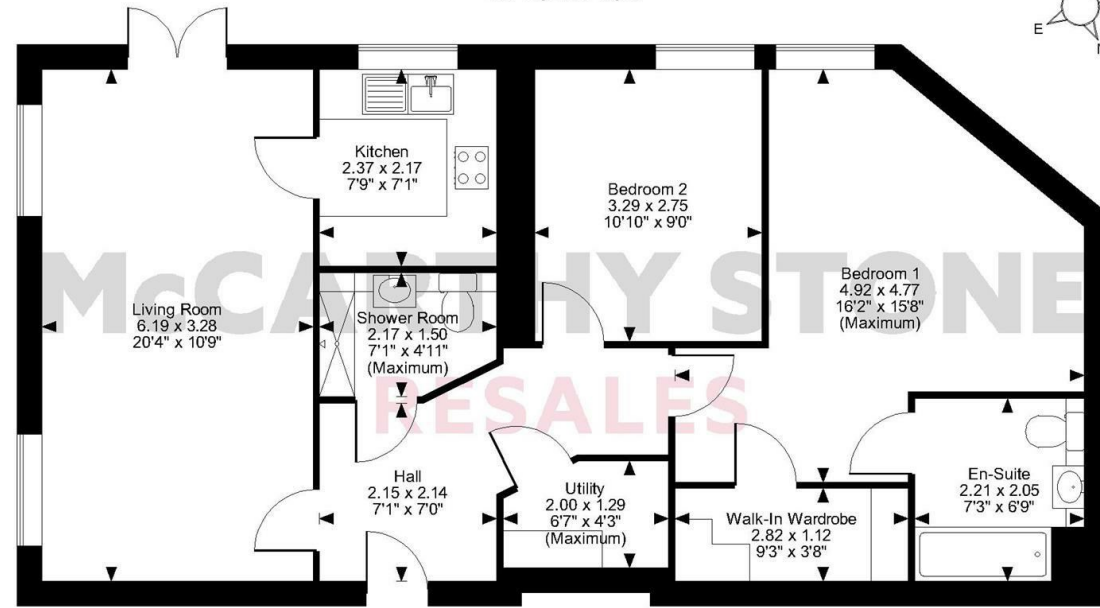
Louis Arthur Court, NewRoad, North Walsham, Norfolk  
 Approximate Gross Internal Area  
 813 Sq Ft/76 Sq M



# McCARTHY STONE RESALES

## 17 LOUIS ARTHUR COURT

27-31 NEW ROAD, NORTH WALSHAM, NR28 9FJ

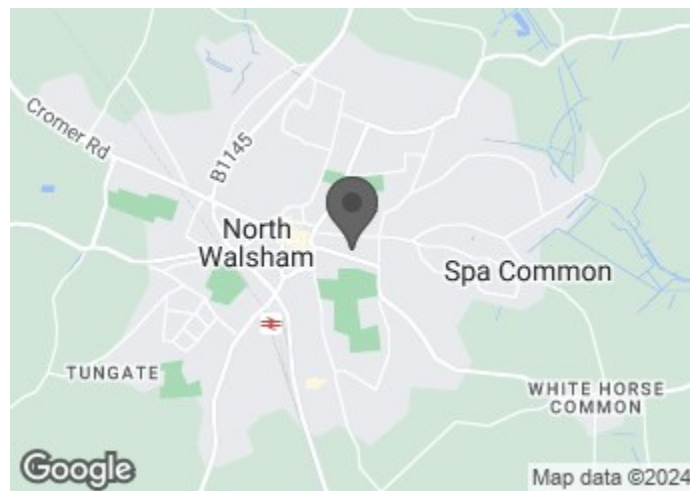


Ground Floor

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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 beautifully presented TWO BEDROOM SOUTH FACING apartment situated on the GROUND FLOOR with PATIO area within a popular MCCARTHY STONE retirement living development. ALLOCATED CAR PARKING SPACE.  
 ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

### PRICE REDUCTION

## ASKING PRICE £270,000 LEASEHOLD

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LOUIS ARTHUR COURT, 27-31 NEW ROAD,

# 2 BEDROOMS £270,000

## 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.

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

## 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 Resales are proud to bring to the market with bright sunny south facing apartment situated on the ground floor which has been recently re-carpeted and painted throughout. The apartment features a dual aspect lounge which incorporates french doors to a patio area, modern kitchen, ensuite and shower room and two double bedrooms. The apartment comes with an allocated car parking space.

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Further doors lead to the lounge, bedrooms and bathroom. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

## LOUNGE

A spacious lounge benefiting from a dual aspect which face both south and east allowing lots of natural light in and the French doors lead onto a patio area. There's ample room for a dining table. Sky/Sky+ connection and telephone point 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. A single sink unit with drainer and mixer tap sits below south facing window. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge/freezer.

## MASTER BEDROOM

Generous master bedroom with a full length south facing window. The room features a walk-in wardrobe providing hanging rails and shelving. TV and phone point and raised power points.

## ENSUITE

Fully tiled and fitted with suite comprising of a panelled bath with shower above, 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.

## SECOND BEDROOM / DINING ROOM

Double second bedroom with full length south facing window, this room could also be used for dining or a hobby / craft room. TV and phone point and raised power points.

## SHOWER ROOM

Situated off the hallway and ideal for visiting guests. Fully tiled and fitted with suite comprising of a shower cubicle with sliding glass door and support rail. Low level WC, vanity unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Electric heated towel rail and extractor fan.

## CAR PARKING SPACE

The apartment comes with an allocated car parking space,

conveniently located adjacent to the rear entrance of the apartment.

## 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 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 estate manager.

The service charge for this property is £3,605.64 for financial year ending 28/02/2025.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## LEASE INFORMATION

Lease: 999 Years from 1st 2019

Ground rent: £495 per annum

Ground rent review date: 1st Jan 2034

## 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

