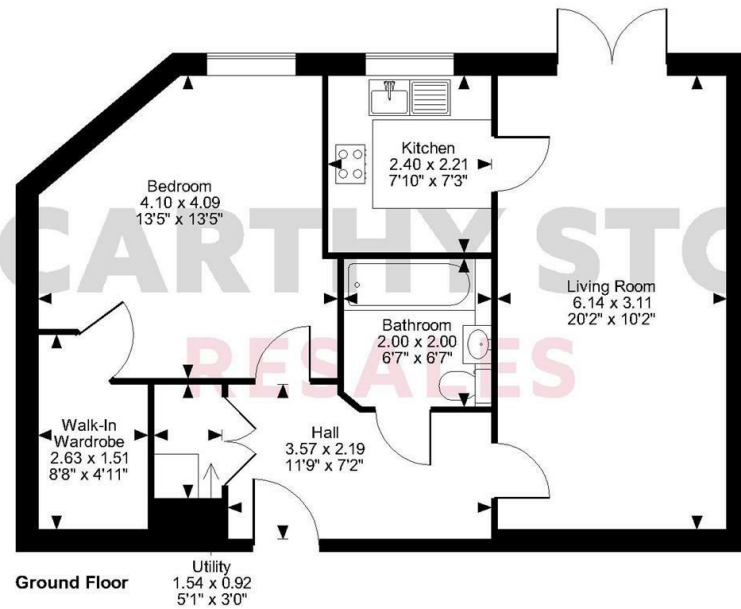
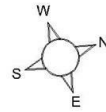


Louis Arthur Court, New Road, North Walsham, Norfolk
 Approximate Gross Internal Area
 600 Sq Ft/56 Sq M



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) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

10 LOUIS ARTHUR COURT
 NEW ROAD, NORTH WALSHAM, NR28 9FJ



A GARDEN FACING one bedroom GROUND FLOOR apartment with a sunny WEST facing aspect and access to a PATIO AREA within a popular MCCARTHY STONE retirement development. INCLUDES AN ALLOCATED CAR PARKING SPACE ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

PRICE REDUCTION

OFFERS OVER £180,000 LEASEHOLD

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NEW ROAD, NORTH WALSHAM,

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.

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

A bright and airy west facing apartment which has been tastefully decorated throughout and has wood veneer flooring through the living room, hall and bedroom. The bright and

spacious living room has double glazed doors leading to a private patio area. The bedroom boasts a large walk-in wardrobe providing hanging rails and shelving. The apartment has its own allocated parking space within the private car park.

ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Double door opening onto a utility/ storage cupboard with washer/dryer. Further doors lead to the bedroom, bathroom, and living room. 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, wood veneer flooring.

LIVING ROOM

A spacious living room benefitting from double glazed doors which open onto the patio area. There's ample room for a dining table. Sky/Sky+ connectivity and telephone point. Wall mounted electric panel heater. Power points. Two ceiling lights, wood veneer flooring. Opening leads to the kitchen area.

KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge, freezer and dishwasher. Tiled floor. Power points.

BEDROOM

Double bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, TV and phone point, ceiling light, wood veneer flooring. Wall mounted electric panel heater.

BATHROOM

Fully fitted with suite comprising of bath with shower over, screen and 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. Electric heated towel rail.

SERVICE CHARGE

- House Manager
- Water rates for communal areas and apartments

- Cleaning of communal areas and windows
- 24 hour emergency call system
- 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 licence. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £2,403.84 for financial year ending 28th Feb 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 length: 999 years from January 2019

Ground Rent: £435 per annum

Ground Rent review date: January 2034

CAR PARKING

The apartment has an allocated parking space in the private car park.

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

