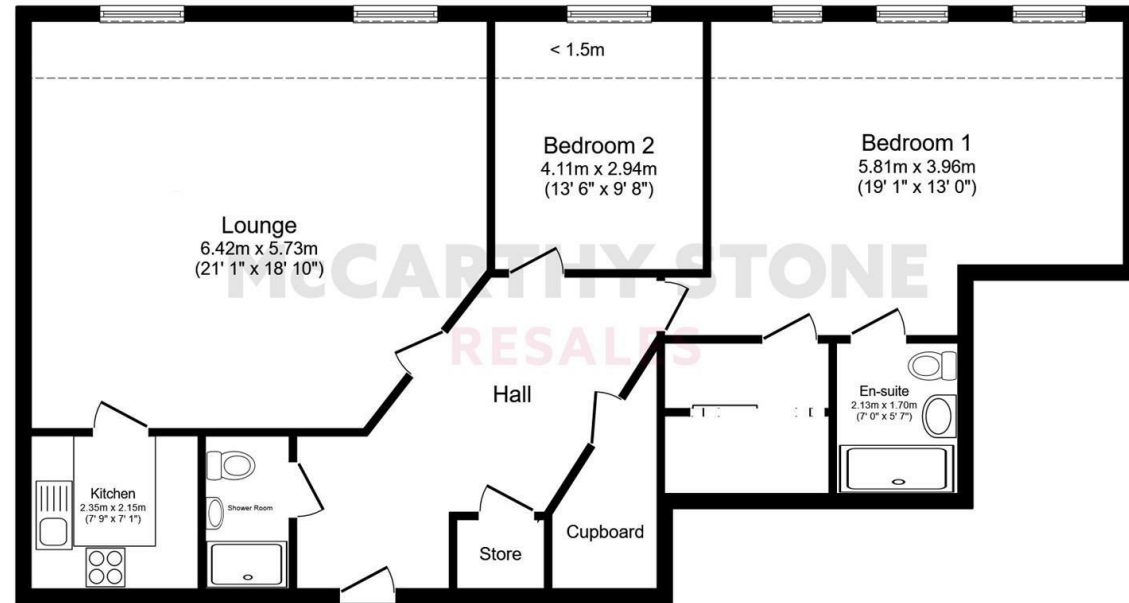


44 Louis Arthur Court

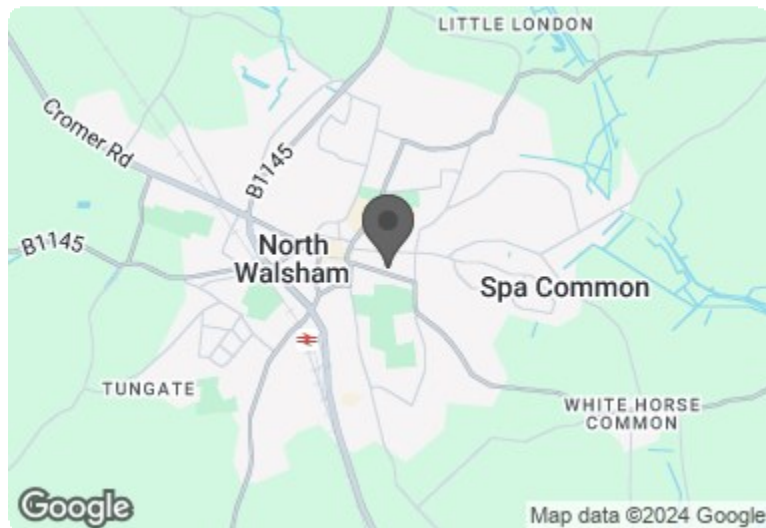
27-31 New Road, North Walsham, NR28 9FJ

PRICE
REDUCED



Total floor area 94.1 m² (1,013 sq.ft.) approx
Restricted height areas 12.3 m² (132 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £270,000 Leasehold

A SPACIOUS top floor apartment, boasting TWO BEDROOMS and TWO SHOWER ROOMS, situated in a McCarthy Stone RETIREMENT LIVING development. This apartment comes with the added benefit of an ALLOCATED PARKING SPACE.

Call us on 0345 556 4104 to find out more.

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Louis Arthur Court, 27-31 New Road, North

2 Bed | £270,000

PRICE
REDUCED

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 Homeowners 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. In addition, there is a Scooter storage room with charging points.

Local Area

Alongside the popular Thursday market, there are a variety of shops, ranging from independent specialist stores to well-known larger supermarkets, including a large Lidl within walking distance, and a Waitrose a short drive away. 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 into the entrance hall. Double doors to a utility/ storage cupboard with a washer/dryer. Further doors lead to the living room, shower room and two bedrooms.

Ceiling light fitting, wall mounted emergency call module, smoke detector and secure entry system. Wall mounted electric panel heater.

Lounge

A bright and spacious lounge with two windows, allowing lots of natural light in. There's ample room for a dining table. Sky/Sky+ connection and telephone point. Wall mounted electric panel heater. Four decorative 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. Integrated waist height electric oven with up and under door, and space above for microwave. Ceramic four ringed hob with extractor hood above. Integral fridge/freezer. Ceiling spot lights, under pelmet lights and power points.

Bedroom One

A sunny dual aspect bedroom featuring a large 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 Shower Room

Modern tiled shower room, 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 OR Dining/Hobby Room

Spacious second bedroom which can also be used for separate dining or as a hobby room/office. TV and phone point. Wall mounted electric panel heater, ceiling light and raised power points.

Shower Room

Tiled and fitted with suite comprising of a level shower cubicle with glass sliding door 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.

Car Parking

This apartment comes with an allocated 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

Service charge: £3,605.70 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. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

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 Service

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

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

**** 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

