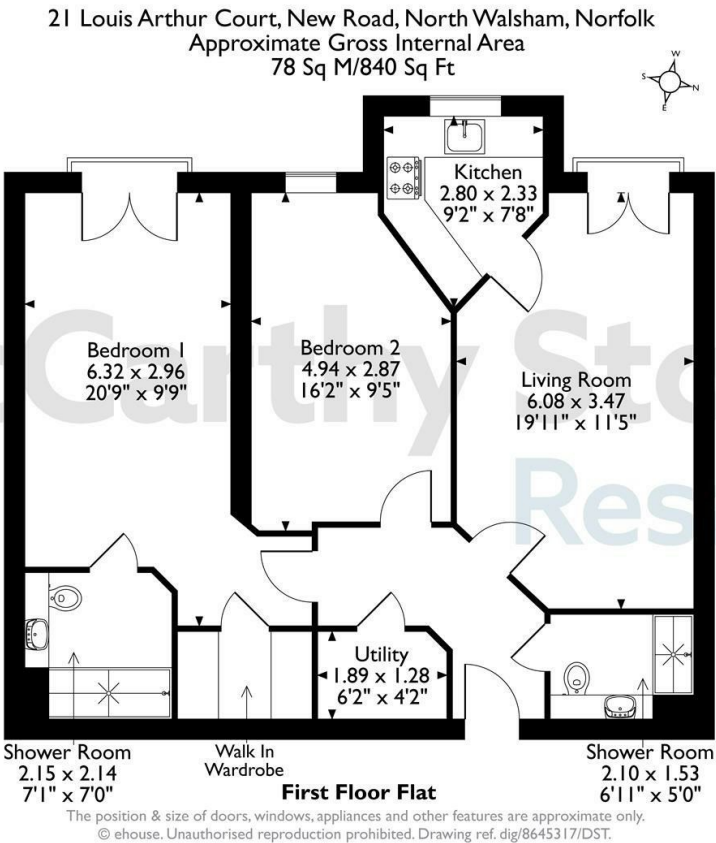
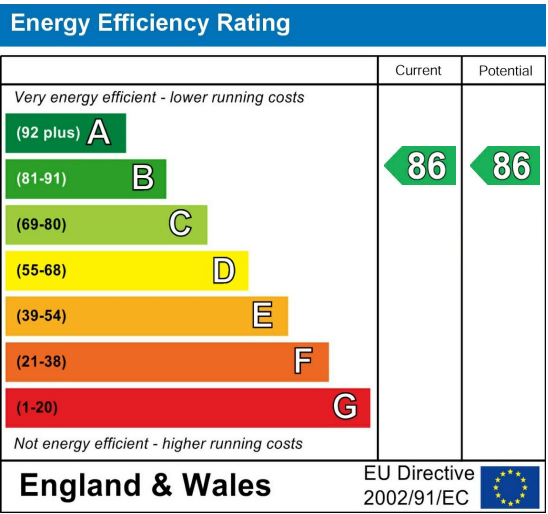


21 Louis Arthur Court

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



Council Tax Band: C



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.



Offers over £230,000 Leasehold

A WONDERFUL two bedroomed retirement apartment. Located on the FIRST FLOOR, this spacious two bedroomed apartment is west facing and boasts a JULIET BALCONY in the lounge and master bedroom, making the rooms BRIGHT & AIRY. The apartment boasts GARDEN VIEWS.

Call us on 0345 556 4104 to find out more.

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

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 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 large entrance hall - where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Wall mounted electric panel heater, raised power points and fitted carpets. Doors lead to the lounge, bedrooms and en-suite shower room, bathroom.



Lounge

A spacious lounge benefiting from a Juliet balcony which provides lots of natural sunlight and views of the gardens. There's ample room for a dining table. The electric fire with surround acts as an attractive focal point. Sky/Sky+ connection and telephone point, raised power points, two decorative ceiling lights and fitted carpets. 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 with window above providing rear garden views. Integrated waist height (for minimal bend) electric oven with space above for a microwave, ceramic four ringed hob with extractor hood above. Integral fridge/freezer. Tiled floor. Ceiling light. Power points.

Master Bedroom

Bright and airy master bedroom with Juliet balcony with views towards the rear gardens. TV and phone point, raised power points, two ceiling lights and fitted carpet. Door leading to the en-suite shower room and walk-in wardrobe / dressing room.

En-suite Shower Room

Fully fitted with suite comprising of a large double walk-in shower with glass screen and hand-rail. WC, wash hand basin with built-in vanity cupboard, wall mounted mirrored unit. Electric heated towel rail. Wall and floor tiles. Ceiling spot lights. Electric heated towel rail. Extractor.

Walk-in Wardrobe / Dressing Room

Built-in hanging rails and shelving units, ceiling spotlight, fitted carpet.

Bedroom Two

Double second bedroom which would be perfect for use as a dining or hobby room or study. Window providing views towards the rear gardens.raised power points, ceiling light and fitted carpet.

Guest Shower Room

Fully fitted suite located off the hallway ideal for visitors, comprising of double shower with glass screen and hand-rail. WC, wash hand basin with built-in vanity cupboard, wall mounted mirrored. Electric heated towel rail. Wall and floor tiles. Ceiling lighting. Electric heated towel rail. Extractor.



2 Bed | £230,000

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 £3,733.32 per annum (for the financial year ending 28/02/2026). 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

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

Parking

The apartment comes complete with an allocated car parking space

