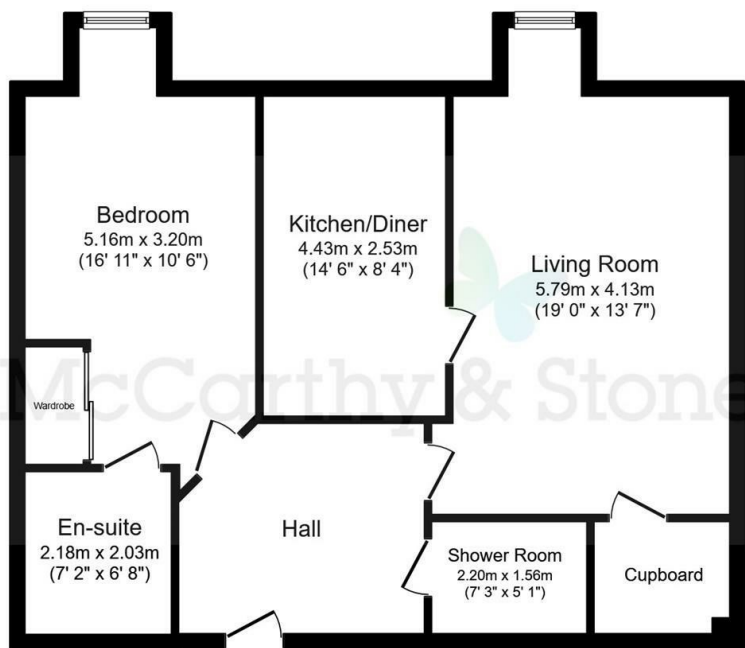


49 Louis Arthur Court

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

PRICE
REDUCED



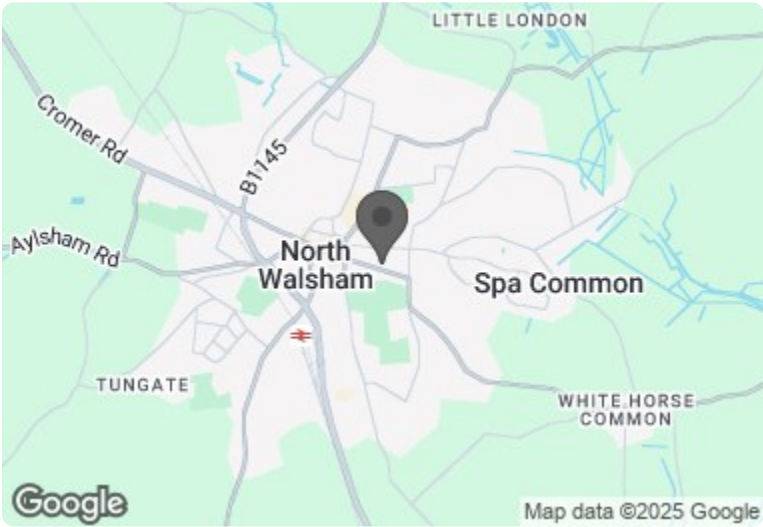
Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		
(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	

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.



PRICE REDUCTION

Asking price £169,000 Leasehold

Seller pays service charges for 12 months

No onward chain

Beautifully presented SUBSTANTIALLY LARGER 72 m2 one bedroom second (top) floor apartment benefiting from a generously sized living room, en-suite bedroom, kitchen/breakfast room, and a second guest shower room, within a well-maintained retirement living development.

Call us on 0345 556 4104 to find out more.

Louis Arthur Court, 27-31 New Road, North

Louis Arthur Court

This McCarthy & Stone retirement living community 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 working hours to take care of running 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.

Apartment Overview

This extra large 72 m² apartment, has an optimized, well-proportioned floor plan with spacious lounge and kitchen large enough for a dining table. It boasts an en-suite shower room and large closet, with an additional guest shower room off the entrance hall. A large walk-in cupboard houses the washer/drier and provides ample storage space. The apartment is situated on the second (top) floor with southeast exposure and can be accessed via either lift or stairs. The apartment is in excellent, move-in condition, with no onward chain.



Entrance Hall

The front door opens to a large entrance hallway, with doors off to the living room, bedroom and guest shower room. Fittings include a ceiling light, wall-mounted emergency call module, smoke detector, secure entry system, and wall-mounted electric panel heater. The carpet is neutral beige.

Living Room

The spacious living room has a 'dormer' style window with southeast views and there is ample room for a dining table. It has a Sky/Sky+ connection, telephone point, wall-mounted panel heater, raised height power points, two ceiling lights and fitted neutral beige carpet. A door opens to a large walk-in storage cupboard housing the water heater, washer/drier, internet and electric utilities. A part-glazed door leads to the large kitchen.

Kitchen

The large modern kitchen has ample space for a breakfast table, and is fitted with a full range of high gloss base and wall units with under counter lighting, a single sink unit with drainer and mixer tap. There is an integrated electric oven with a combination microwave above, a ceramic four ring hob with extractor hood, and an integral fridge/freezer. An electric panel heater is wall-mounted. The floor is tiled. Natural light floods in from the sky light window.

Bedroom

The spacious double bedroom has a 'dormer' style, window with a southeast exposure, and a large built-in wardrobe with mirrored sliding doors. It has a TV and phone point, wall mounted electric panel heater, raised height power points, ceiling light and neutral beige carpet. A door leads to the en-suite shower room.

En-suite Shower Room

The larger than average en-suite has a double walk-in shower with glass door and support rail, low-level WC, and a vanity storage unit with wash basin and lighted mirror above. There are ceiling spot lights, a heated towel rail, and matching wall and floor tiles

Guest Shower Room

This fully fitted suite comprises a double shower with glass screen and hand-rail, low-level WC, vanity storage unit with wash basin and lighted mirror above. There are ceiling spot lights, a heated towel rail, and matching wall and floor tiles.



1 Bed | £169,000

Parking

Guest parking is available near the building entrance. Convenient off-site parking is available within easy walking distance.

Service Charge

- Onsite visiting House Manager
- 24 hour emergency call system
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- 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 please contact your Property Consultant or Estate Manager.

Annual Service charge: £2,488.88 for financial year ending 28/02/2026.
Check out benefits you may be entitled to.

Lease Information

Lease length: 999 Years from 1st Jan 2019
Ground rent: £435 per annum
Ground rent review: 1st Jan 2034

Moving Made Easy & Additional Infortmation

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

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

