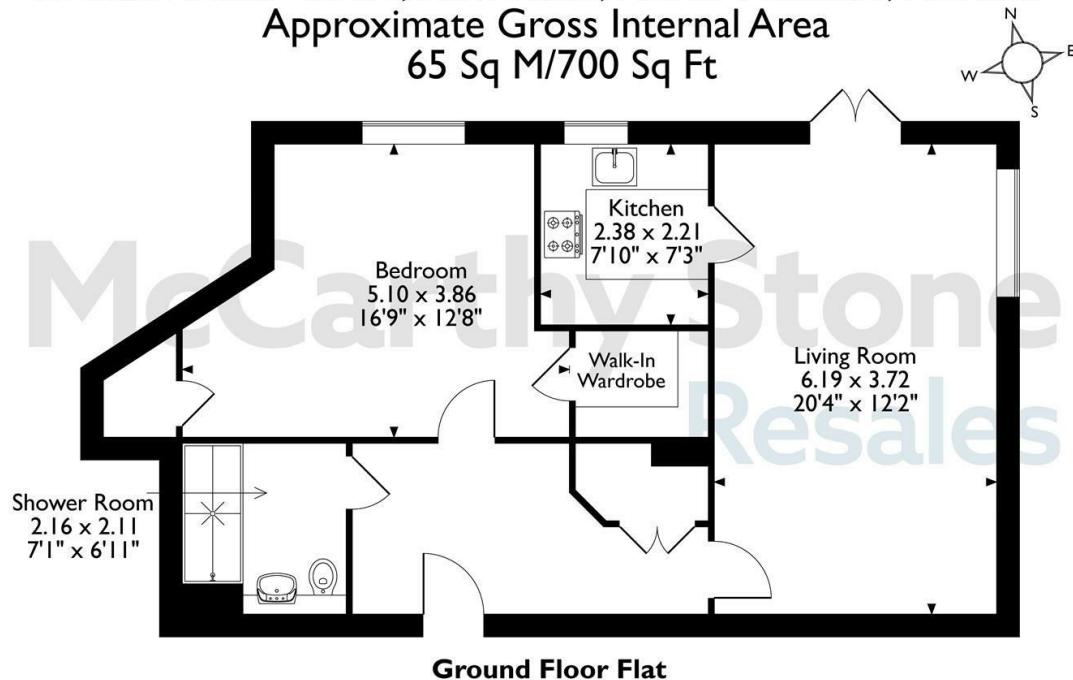
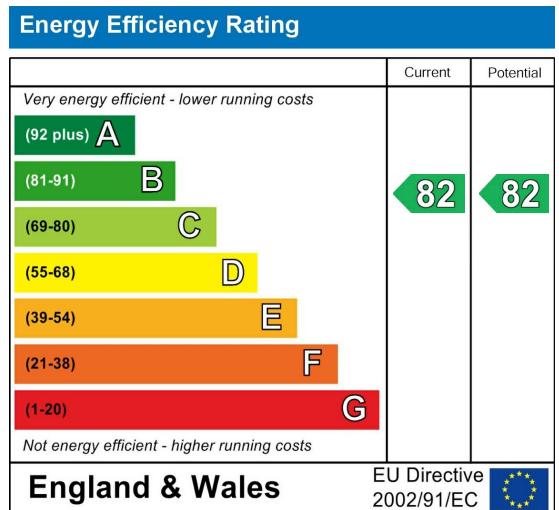
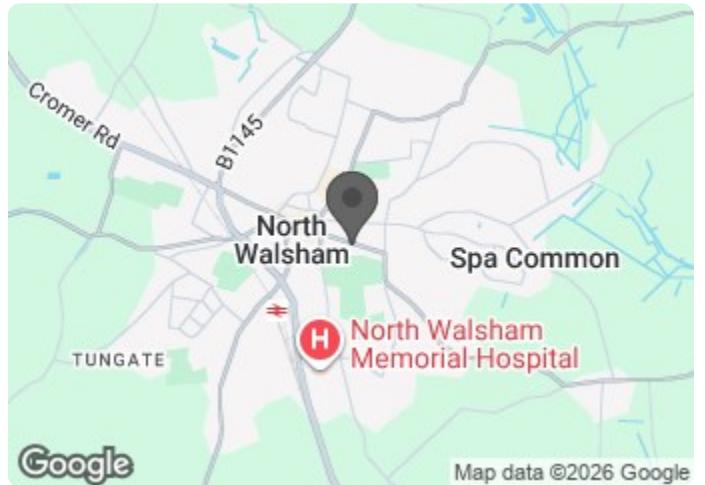


2 Louis Arthur Court, New Road, North Walsham, Norfolk
Approximate Gross Internal Area
65 Sq M/700 Sq Ft



Council Tax Band: B



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2 Louis Arthur Court

New Road, North Walsham, NR28 9FJ



Asking price £190,000 Leasehold

A one bedroom GROUND floor apartment with a DUAL ASPECT lounge with PATIO AREA and *ALLOCATED CAR PARKING SPACE*

Louis Arthur Court is a McCarthy Stone retirement living development with communal lounge and visiting house manager.



Call us on 0345 556 4104 to find out more.

Louis Arthur Court, New Road, North Walsham

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.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom apartment with dual aspect lounge with patio area direct from the lounge. The apartment also benefits from an allocated car parking space. *early viewings advised*.

Entrance Hall

Front door with spy hole leads to the entrance hall, from the



McCarthy Stone



McCarthy Stone

1 Bed | £190,000

- 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 Estate Manager.

The annual service charge is £2,488.88 for the financial year ending 28/02/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Ground rent: £425 per annum

Ground rent review: 1st Jan 2034

Lease: 999 Years from 1st Jan 2019

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

Moving Made Easy & Additional Information

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.
- 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



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