

property details **approval form**

44 Louis Arthur Court, New Road, North Walsham, Norfolk, England, NR28 9FJ

Date: 03 December 2025

Property Ref and Version: NWM109895 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 16 Market Street, NORTH WALSHAM, Norfolk, NR28 9BZ

T 01692 402861 **E** NorthWalsham@williamhbrown.co.uk

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>> **price**

£285,000

Tenure: Leasehold

>> **key features**

- > Over 60s Penthouse Apartment
- > 24 Hour Emergency Call System
- > Communal Gardens Maintained to a High Standard
- > Designated Parking Space, Owned Outright
- > Long Lease - 993 Years
- > Master Bedroom with En-Suite & Walk in Wardrobe
- > Lounge/ Diner
- > EPC Rating: B

>> **short description**

This two bedroom penthouse apartment in the development of Louis Arthur Court in North Walsham is perfect for those over 60 desiring low maintenance living!

>> **long description**

Experience luxurious living in this exquisite penthouse 2-bedroom apartment by McCarthy & Stone, built in 2019, nestled in the heart of North Walsham. This spacious residence offers the perfect blend of comfort and elegance for those over 60 seeking an exceptional lifestyle.

One of the highlights of this property is the private parking space, ensuring hassle-free access for residents with vehicles. Additionally, residents can enjoy the convenience of communal living, with access to shared amenities such as beautifully landscaped gardens, a communal lounge, scooter storage room with free power and on-site staff for assistance and peace of mind.

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Located in a desirable over 60s community, this penthouse apartment offers a vibrant and active lifestyle, with easy access to local shops, restaurants, and leisure facilities. Don't miss this opportunity to indulge in luxury living at its finest in North Walsham.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Large entrance hall, door into communal hallway, intercom system, electric radiator, carpeted flooring, storage cupboard, utility/ airing cupboard with washing machine/ tumble dryer and hot water tank.

Lounge/ Diner

21' 1" x 18' 10" (6.43m x 5.74m)

Two double glazed windows to the front aspect, television and telephone points, electric radiator and carpeted flooring.

Kitchen

7' 10" x 7' 3" (2.39m x 2.21m)

Fitted kitchen with a range of wall and base units with work surfaces over, waist height electric oven, electric hob with cooker hood above, stainless steel sink drainer, built in fridge/ freezer, spotlights and vinyl flooring.

Shower Room

Suite comprising walk in shower cubicle, WC, wash hand basin with vanity unit, heated towel rail, extractor fan, part tiled walls and tiled flooring.

Bedroom One

19' 3" x 17' 1" (5.87m x 5.21m)

Two double glazed windows to the front aspect, television and telephone points, walk in wardrobe, electric radiator and carpeted flooring.

En Suite Shower Room

Suite comprising walk in shower cubicle, low level WC, wash hand basin with vanity unit, heated towel rail, shaving point, extractor fan, part tiled walls and tiled flooring.

Bedroom Two

18' 1" x 9' 9" (5.51m x 2.97m)

Double glazed window to the front aspect, television and telephone points, electric radiator and carpeted flooring.

Communal Areas/ Exterior

Externally, the property owns a parking space and access to a scooter room for storage with free power and lighting, there are communal gardens which are maintained to a high standard and for all to enjoy. Communal areas include a home-owners lounge and guest suite for visitors who may choose to stay overnight.

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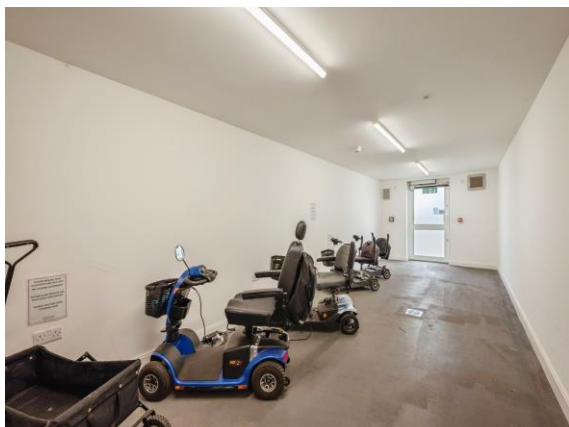
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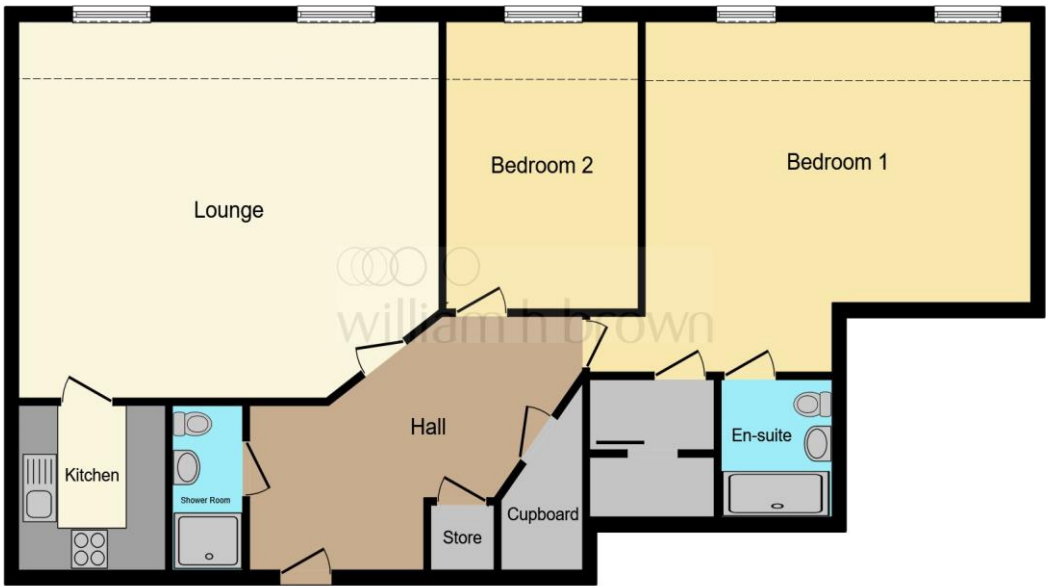
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>> floor plan



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

>> approval

	Signature	Date
Jade Nevard		
Mr J.W.M. Brown		