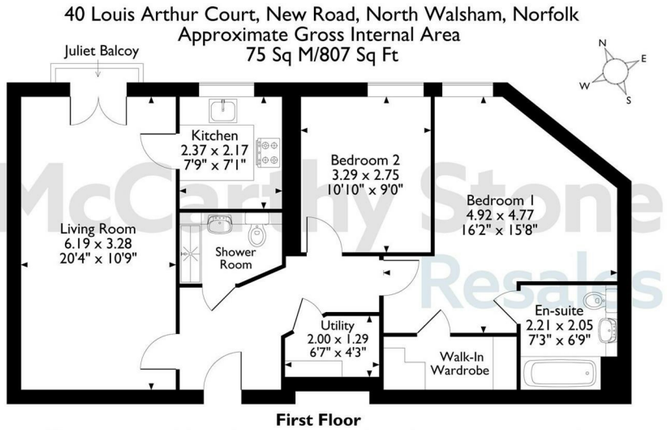
Excellent

Trustpilot

McCarthy & Stone
Resales.



The position & size of doors, windows, appliances and other features are approximate only.
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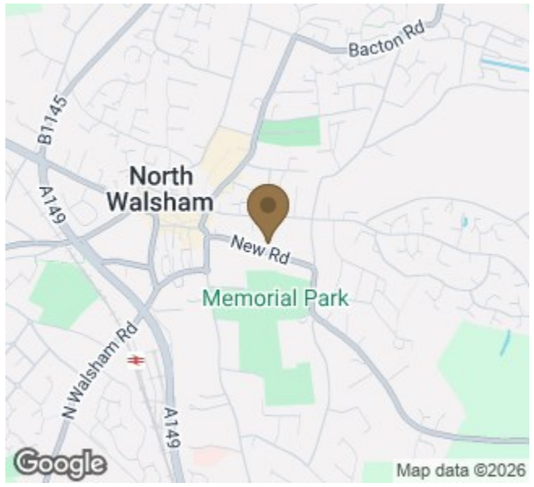

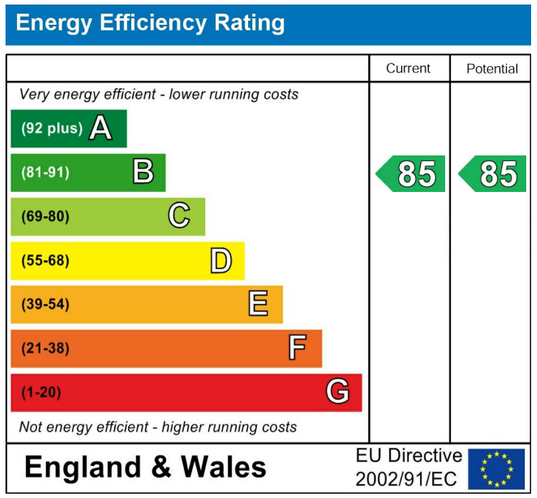

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

40 Louis Arthur Court

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

2 2 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Louis Arthur Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £240,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- GARDEN FACING TWO BEDROOM FIRST FLOOR APARTMENT
- PET FRIENDLY
- COMMUNAL LOUNGE & LANDSCAPED GARDENS
- LIFT TO ALL FLOORS
- GUEST SUITE
- HOUSE MANAGER
- 24-HOUR EMERGENCY CONTACT
- ENERGY EFFICIENT
- *VIEWINGS ADVISED*

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Louis Arthur Court, North Walsham

2 | 2 | Asking price £240,000

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 shower room.

Lounge
A bright and spacious lounge featuring a Juliet balcony that floods the room with natural light while offering pleasant views over the gardens. There is ample space for a dining table, making it ideal for both relaxing and entertaining. The room is equipped with Sky/Sky+ connectivity, a telephone point, raised power sockets, and two decorative ceiling lights. A part-glazed door leads through 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 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
Master bedroom with views towards the rear gardens. TV and phone point, raised power points and two ceiling lights. Door leads to a walk in wardrobe / dressing room with hanging rails and shelving, a further door leads to the en-suite shower 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.

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 and ceiling light.

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.

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 annual service charge is 3,708.91 for the financial year ending 28/02/2027.

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.

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
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