



**Louis Arthur Court, New Road, North Walsham NR28 9FJ**

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## **Louis Arthur Court, New Road, North Walsham**

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!



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.

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.

#### **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.

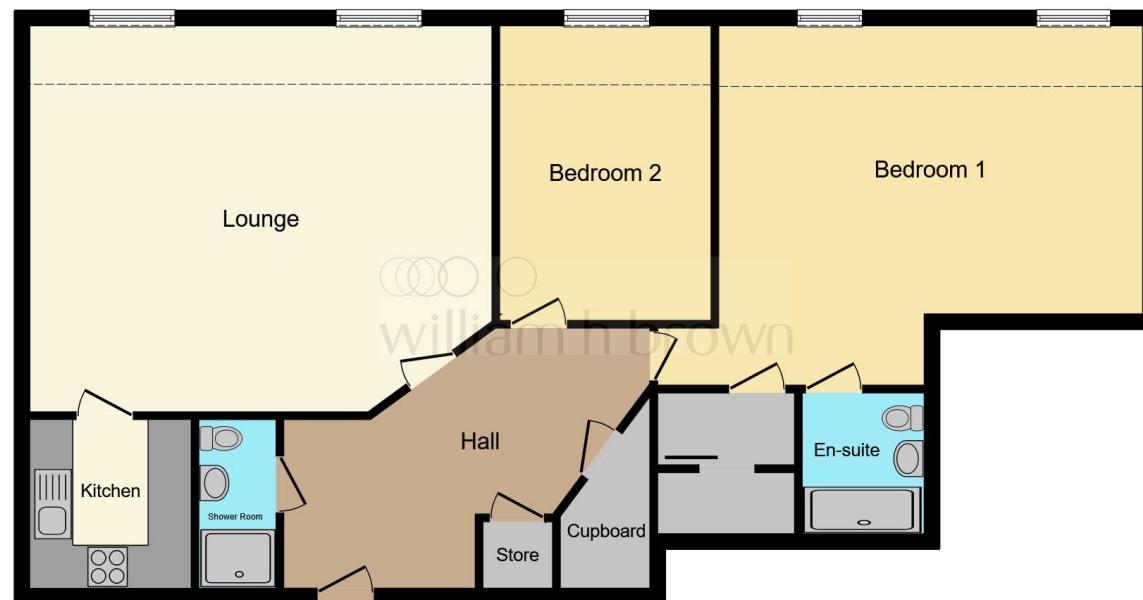
#### **Bedroom Two**

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.



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](http://www.focalagent.com)



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## Louis Arthur Court New Road, North Walsham

- 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

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3732.00

Ground Rent: 495.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£260,000**



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Property Ref:  
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