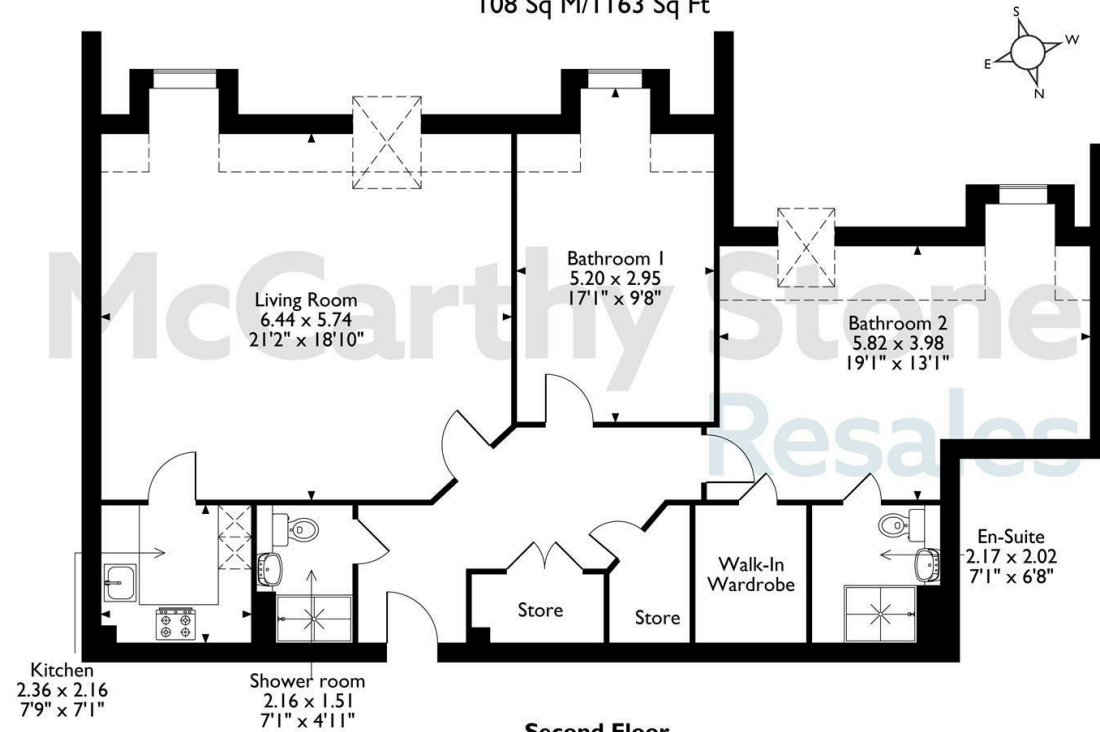
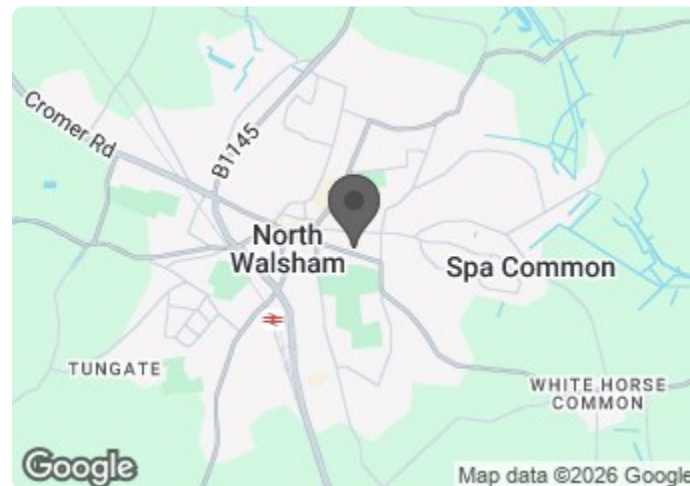


44 Louis Arthur Court, New Road, North Walsham, Norfolk
Approximate Gross Internal Area
108 Sq M/1163 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	83
(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	

44 Louis Arthur Court

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



Asking price £275,000 Leasehold

A SPACIOUS top floor apartment with SOUTH FACING ASPECT, boasting TWO BEDROOMS and TWO SHOWER ROOMS, situated in a McCarty Stone RETIREMENT LIVING development. This apartment comes with the added benefit of an ALLOCATED PARKING SPACE.

Call us on 0345 556 4104 to find out more.

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Registered in England and Wales No. 10716544



Louis Arthur Court, 27-31 New Road, North Walsham, Norfolk, NR28 9FJ

2 Bed | £275,000

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 Homeowners 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. In addition, there is a Scooter storage room with free charging points.

Local Area

Alongside the popular Thursday market, there are a variety of shops, ranging from independent specialist stores to well-known larger supermarkets, including a large Lidl within walking distance, Sainsbury & Waitrose a short drive away. The town's High street is located only 150 metres from the development so you're never far from all of life's necessities. Bus hub is also on New Road, giving access to the local area. 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 into the entrance hall. Double doors to a utility/ storage cupboard with a washer/dryer. Further doors lead to a second storage room, living room, shower room and two bedrooms. Ceiling light fitting, wall mounted emergency call module, smoke detector and secure entry system. Wall mounted electric panel heater.

Lounge

A bright and spacious south facing lounge with two windows, allowing lots of natural light in. There's ample room for a dining table. Sky/Sky+ connection and telephone point. Two wall mounted electric panel heater. Four decorative ceiling lights and raised power points. Part glazed door leads to the separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Integrated waist height electric oven with up and under door, and space above for microwave. Ceramic four ringed hob with extractor hood above. Integral fridge/freezer. Ceiling spot lights, under pelmet lights and power points.

Bedroom One

A sunny south facing bedroom with two windows and featuring a large walk-in wardrobe providing hanging rails and shelving. TV and phone point, wall mounted electric panel heater, ceiling light and raised power points.

En-suite Shower Room

Modern tiled shower room, fitted with suite comprising of large walk in shower with glass screen and support rail, low level WC, vanity unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Electric heated towel rail and extractor fan.

Bedroom Two OR Dining/Hobby Room

Spacious second south facing bedroom which can also be used for separate dining or as a hobby room/office. TV and phone point. Wall mounted electric panel heater, ceiling light and raised power points.

Shower Room

Tiled and fitted with suite comprising of a level shower cubicle with glass sliding door and support rail. Low level WC, vanity unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Electric heated towel rail and extractor fan.

Car Parking

This apartment comes with the added benefit of ownership of parking bay.

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
- Service charge: £309.08 a month for financial year ending 28/02/2027. To find out more about the service charges please contact your property consultant or House Manager.

Lease Information

Lease: 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.

Moving Made Easy & Additional Service

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

