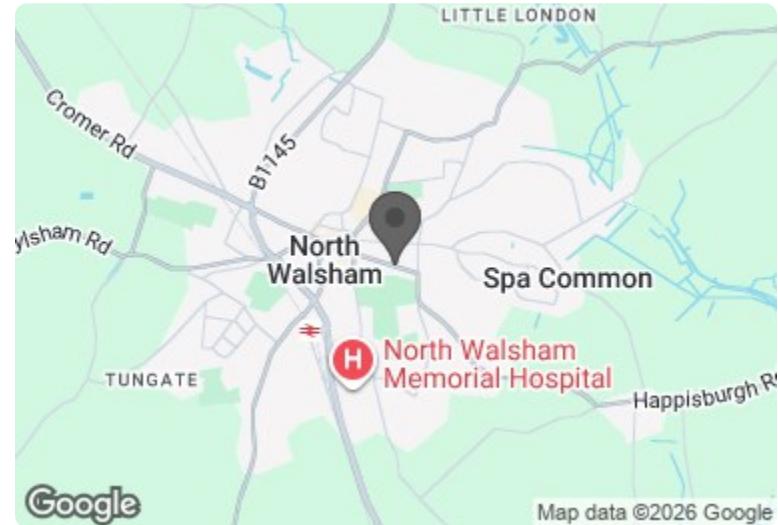


Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 47 Louis Arthur Court

New Road, North Walsham, NR28 9FJ

PRICE  
REDUCED



PRICE REDUCTION

**Asking price £175,000 Leasehold**

Beautifully presented one bedroom WEST FACING top floor apartment with REAR GARDEN VIEWS. Louis Arthur Court with a popular MCCARTHY STONE retirement living development with communal lounge and visiting house manager onsite.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

# Louis Arthur Court, New Road, North

1 Bed | £175,000

PRICE  
REDUCED

## 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.

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

## Local Area & Apartment Overview

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 into the entrance hall. Double door opening onto a utility/ storage cupboard with washer/dryer. Further doors lead to the bedroom, shower room, and living room. Ceiling light fitting. A wall mounted emergency

call module. Further safety features consist of a smoke detector and secure entry system.

## Sitting Room

A spacious sitting room benefitting from a 'dormer' style window with a west facing aspect and outlook towards the rear gardens. There's ample room for a dining table. Sky/Sky+ connectivity and telephone point, raised height power points and two ceiling lights. Door leads to the kitchen.

## Kitchen

A spacious modern fitted kitchen with a sky light window and space for a breakfast table. Range of high gloss base and wall units with under counter lighting, single sink unit with drainer and mixer tap. Integrated electric oven with space above for a microwave, ceramic four ringed hob with extractor hood above. Integral fridge/freezer.

## Bedroom

Double bedroom with window providing west facing aspect and rear garden view. TV and telephone point, raised height power points and ceiling light. Door leading to a walk-in wardrobe providing hanging rails and shelving.

## Ensuite

Fully fitted with suite comprising of double walk in shower with glass screen and support rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Ceiling lighting. Electric heated towel rail.

## Guest Shower Room

Fully fitted with suite comprising of double shower, screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Ceiling lighting. Electric heated towel rail.

## Service Charge

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- 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 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 Estate Manager.

Service charge: £2,488.88 (for financial year ending 28/02/2026).

Check out benefits you may be entitled to.

## Lease Information

Lease: 999 Years from 1st Jan 2019

Ground rent: £435 per annum

Ground rent review: 1st Jan 2034

## 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 to.
- 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

