



40 LOUIS ARTHUR COURT

North Walsham, NR28 9FJ

£240,000

Leasehold

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- Over 60s first-floor apartment overlooking landscaped communal gardens
- Spacious lounge with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Two double bedrooms
- Principal bedroom with walk-in wardrobe & en-suite shower room
- Separate shower room for guests
- Lift access to all floors
- Communal homeowners' lounge & landscaped gardens
- Guest suite available for visiting family and friends
- On-site House Manager & 24-hour emergency call system
- Pet-friendly development, subject to applicable conditions





Situated within the popular Louis Arthur Court development on New Road, this attractive apartment enjoys a convenient position in the market town of North Walsham. The town centre is just a short stroll away, with a variety of independent shops, familiar high-street names, supermarkets & everyday amenities close at hand. The regular Thursday market adds to the town's welcoming character, while a good selection of leisure & community facilities includes a library, sports centre, cinema & theatre. For those who enjoy exploring further afield, North Walsham railway station provides connections to Norwich & the North Norfolk coast, with the surrounding countryside & Norfolk Broads offering plenty of opportunities for enjoyable days out. It is a location that brings together everyday convenience & the pleasures of Norfolk living.

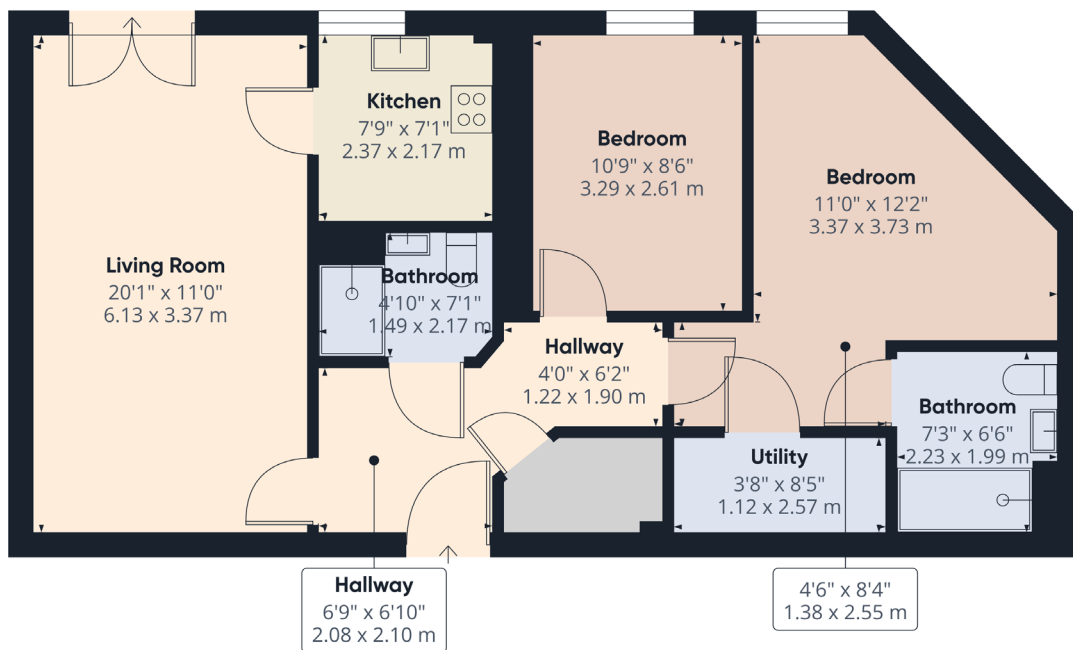
Positioned on the first floor, this well-proportioned apartment offers approximately 807 sq. ft. of thoughtfully arranged accommodation, with lift access providing added convenience. The entrance hall leads through to a generous lounge, where a Juliet balcony overlooks the landscaped gardens & allows natural light to fill the room. There is ample space for both comfortable seating & a dining table, creating a versatile setting for everyday living or entertaining family & friends. The separate kitchen is fitted with contemporary high-gloss units, work surfaces & integrated appliances, including an electric oven, ceramic hob & fridge-freezer. Two double bedrooms provide comfortable accommodation, with the principal bedroom benefiting from a walk-in wardrobe & its own en-suite shower room. A further shower room off the hallway is ideal for guests, while a useful storage & airing cupboard adds practicality. The apartment also benefits from a secure entry system & a 24-hour emergency call facility, offering additional reassurance.

Beyond the apartment itself, Louis Arthur Court provides a welcoming community with a range of facilities designed to make retirement living both comfortable and sociable. The homeowners' lounge offers a pleasant place to meet neighbours, enjoy a chat or spend time with visiting family, while the beautifully maintained communal gardens provide attractive outdoor surroundings throughout the seasons. A guest suite is available for visiting friends & relatives who wish to stay overnight, & a dedicated House Manager is on site during working hours. The development also benefits from lift access to all floors, a pet-friendly policy & a 24-hour emergency response system. With the upkeep of the communal areas & gardens, buildings insurance & other shared services covered through the service charge, much of the routine maintenance is taken care of for you. A welcoming home with thoughtful facilities & the freedom to enjoy more of what matters.









Approximate total area⁽¹⁾
738 ft²
68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Services Connected: Mains water, electricity & drainage. Electric heaters.

Council Tax: Band B.

Energy Efficiency Rating: B.

Tenure: Leasehold – 999 years from 1st January 2019, Ground rent £495 per annum, Ground rent review 1st January 2034.

Location: What3words – ///repeating.polices.hood

Agent's note: It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

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