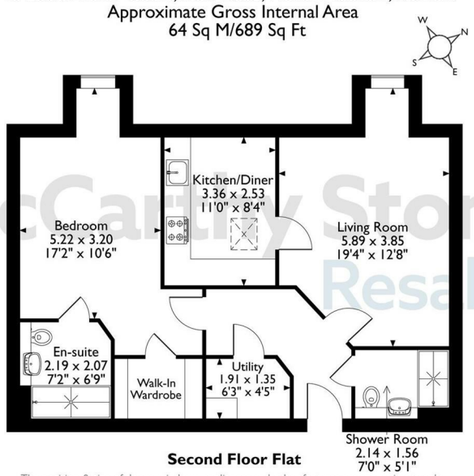
Excellent

Trustpilot

McCarthy & Stone
Resales.

46 Louis Arthur Court, New Road, North Walsham, Norfolk
Approximate Gross Internal Area
64 Sq M/689 Sq Ft




Second Floor Flat

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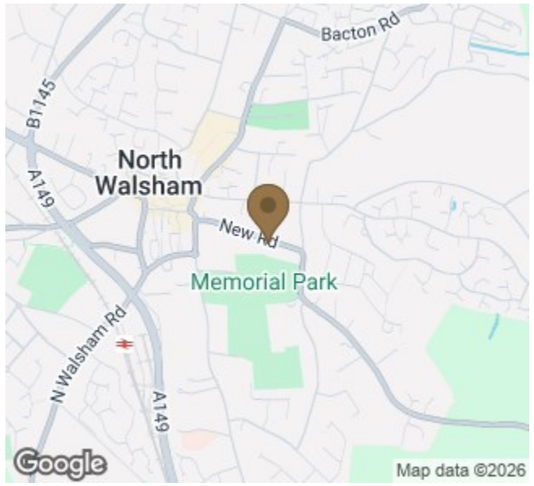


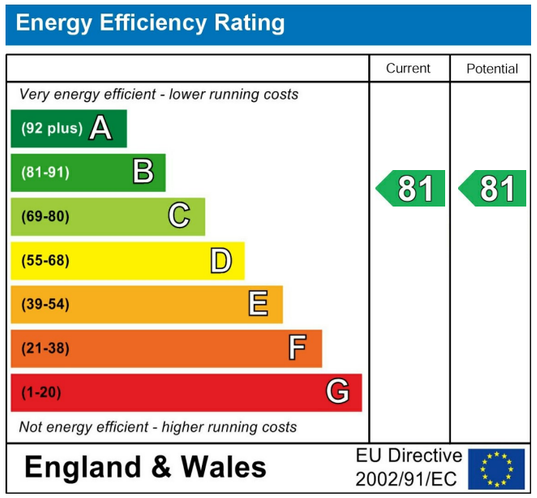

## 46 Louis Arthur Court

New Road, North Walsham, NR28 9FJ

1 1 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 46 Louis Arthur Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £170,000
## Leasehold

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

### Why you'll love living here:

- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- ONE BEDROOM SECOND FLOOR APARTMENT WITH WEST FACING ASPECT AND GARDEN VIEWS
- Onsite hosue manager during workig hours
- 24hr emergency contact
- Communal lounge
- Well maintained communal gardens
- Guest suite
- Lift to all floors
- NO ONWARD CHAIN

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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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

# 46 Louis Arthur Court, North Walsham

1 | 1 | Asking price £170,000

## 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 entrance hall, from the hallway there is a door to the lounge, bedroom, shower room and walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Ceiling light point and raised electric power sockets.

## Lounge

A bright and spacious west facing lounge with window providing an outlook towards the rear gardens. The room can also accommodate dining table and chairs (as per pictures). Sky/Sky+ connection and telephone point, two ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

A modern fitted kitchen with space for a small dining set. A range of high gloss base and wall units with under counter lighting. Sink unit with drainer and mixer tap. Integrated waist height oven (for minimal bend) and space for microwave above, ceramic four ringed hob with extractor hood. Integral fridge/freezer. Tiled floor.

## Bedroom

A west facing double bedroom with door leading to a walk-in wardrobe with shelving and hanging rails. TV and telephone point, ceiling light and raised electric power sockets.

## Ensuite

A fully fitted modern suite comprising of a walk-in double shower with glass screen and support hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles, ceiling spot lights, tiled flooring and electric heated towel rail.

## Shower Room

A fully fitted modern suite comprising of a walk-in double shower with glass sliding door and support hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Matching wall and floor tiles, ceiling spot lights, tiled flooring and 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 licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £2,472.60 for the financial year ending 28/02/2027.

## Leasehold Information

Ground rent- £435 per annum
Ground rent review: 1st Jan 2034
Lease - 999 Years from 1st Jan 2019
It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

## 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.
- 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