Excellent

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McCarthy & Stone
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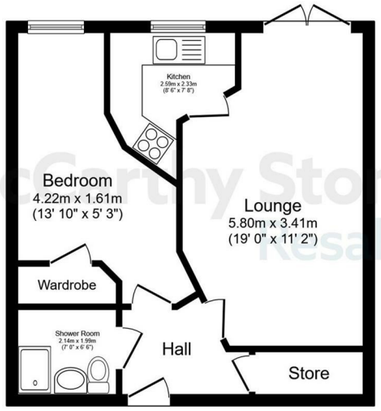
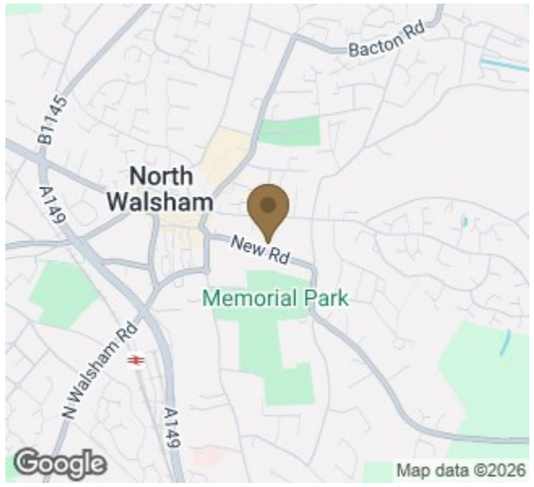
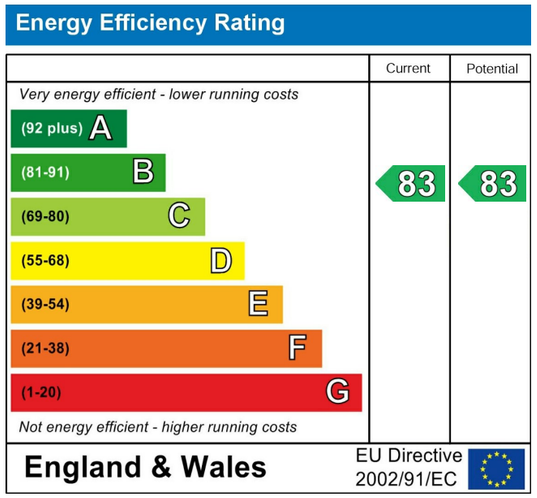


Total floor area 42.9 m² (462 sq.ft.) approx

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





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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

23 Louis Arthur Court

27-31 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 23 Louis Arthur Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £169,000
Leasehold

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

Why you'll love living here:

- ONE BEDROOM WITH A CAR PARKING SPACE
- HOUSE MANAGER
- LANDSCAPED GARDENS
- COMMUNAL LOUNGE
- GUEST SUITE
- 24-HOUR EMERGENCY CONTACT
- LIFT TO ALL FLOORS
- PET FRIENDLY
- ENERGY EFFICIENT
- TO BOOK A VIEWING, PLEASE CALL 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Louis Arthur Court, North Walsham

1 | 1 | Asking price £169,000

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.

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

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 into the entrance hall. Door to a utility/ storage cupboard with space for washer/dryer. Further doors lead to the lounge, shower room and two bedrooms. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Wall mounted electric panel heater.

Lounge

A sunny facing lounge with the benefit of a Juliet balcony, this allows lots of natural light in. There's ample room for a dining table. Sky/Sky+ connection and telephone point. Wall mounted electric panel heater. Two 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. The window sits above the single sink unit with drainer and mixer tap. Integrated waist height electric oven with space above for microwave. Ceramic four ringed hob with extractor hood above. Integral fridge/freezer. Ceiling light and power points.

Bedroom

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

Shower Room

Fully tiled and fitted with suite comprising of a walk in double show 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. Shaving point, electric heated towel rail and extractor fan.

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

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 House Manager.

Annual Service charge: £2,472.61 for financial year ending 28/02/2027.

Lease Information

Lease: 999 Years from 1st Jan 2019
Ground rent: £495 per annum
Ground rent review: 1st Jan 2034

Additional Services

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage