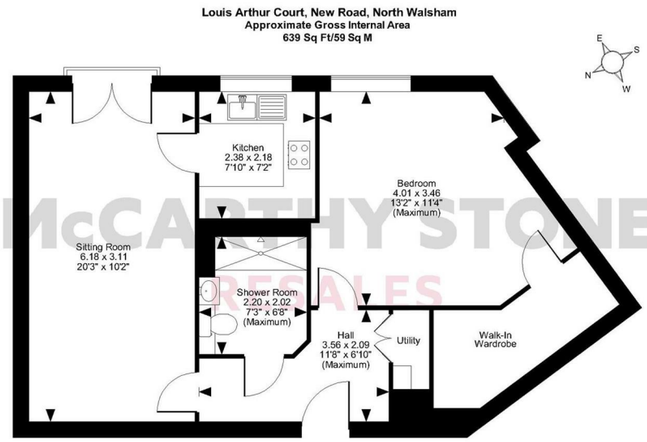
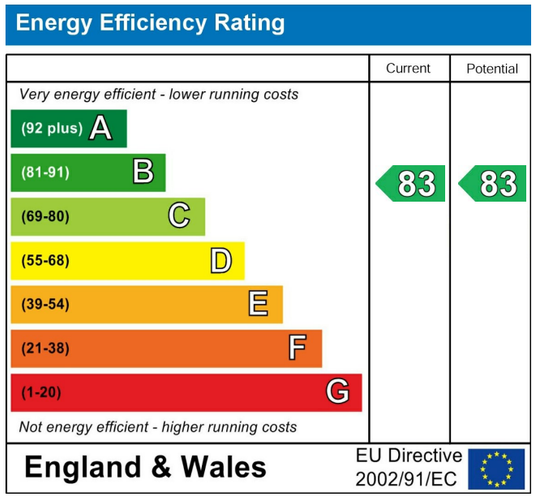
Excellent

Trustpilot

McCarthy & Stone
Resales.





32 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 32 Louis Arthur Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

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

Why you'll love living here:

- Well presented apartment situated on the first floor
- Spacious lounge with a Juliet balcony
- Modern kitchen with built in appliances
- Double bedroom with a spacious walk-in wardrobe
- Contemporary shower room
- House Manager
- Communal lounge
- Landscaped Gardens
- Guest Suite
- 24-hour emergency call system

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

32 Louis Arthur Court, North Walsham

1 | 1 | Asking price £165,000

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 with a washer /dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom.

Lounge

A spacious lounge with the benefit of a Juliet balcony which overlooks the rear and allows lots of natural light in. The room can also accommodate dining table and chairs as per our current homeowners set up. 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 a range of high gloss base and wall units with under counter lighting. The sink unit with drainer and mixer tap sits below the window with blind. 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 double bedroom with rear facing outlook and a door to a walk-in wardrobe with shelving and hanging rails. TV and telephone point, ceiling light and raised electric power sockets.

Shower Room

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.

Car parking

The apartment comes with allocated car parking space 29.

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

Entitlements Service Check out benefits you may be entitled to.

Leasehold Information

Ground rent- £435 per annum
Ground rent review: 1st Jan 2034
Lease length- 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.

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