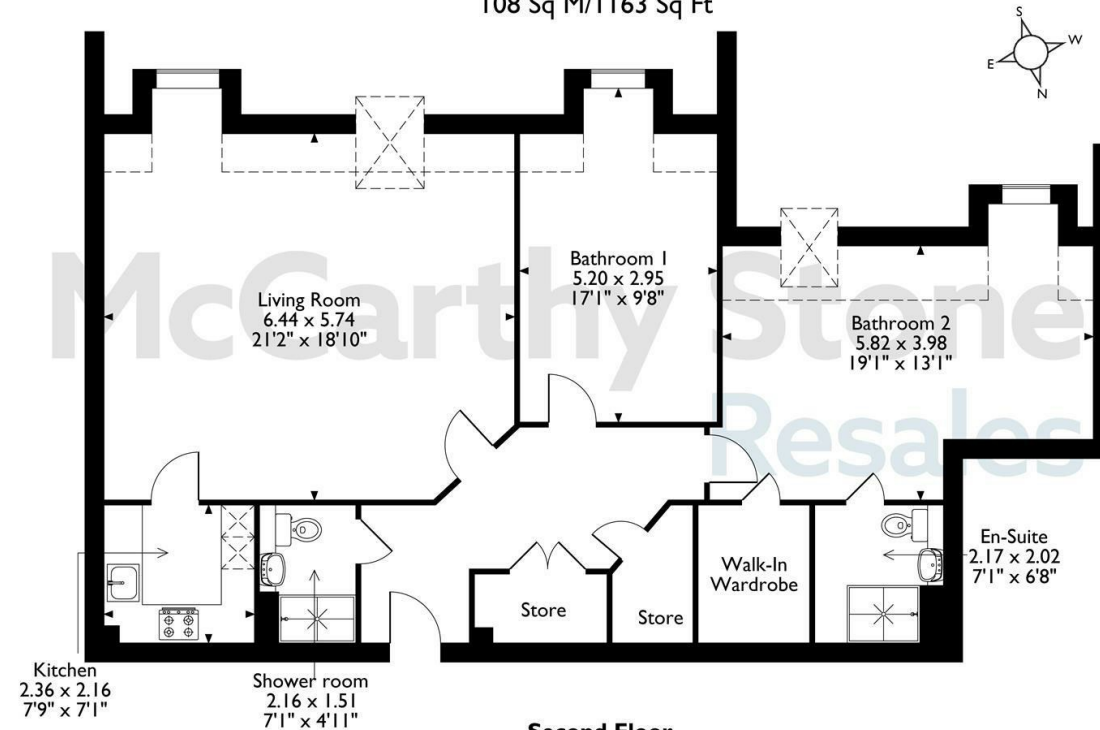


44 Louis Arthur Court

27-31 New Road, North Walsham, NR28 9FJ

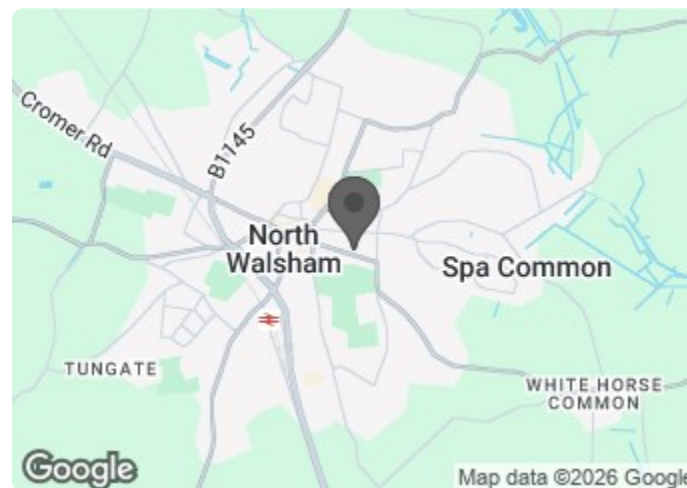


44 Louis Arthur Court, New Road, North Walsham, Norfolk
Approximate Gross Internal Area
108 Sq M/1163 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Asking price £275,000 Leasehold

A SPACIOUS top floor apartment with SOUTH FACING ASPECT, boasting TWO BEDROOMS and TWO SHOWER ROOMS, situated in a McCarty Stone RETIREMENT LIVING development. This apartment comes with the added benefit of an ALLOCATED PARKING SPACE.

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Louis Arthur Court, 27-31 New Road, North Walsham, Norfolk, NR28 9FJ

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 Homeowners 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. In addition, there is a Scooter storage room with free charging points.

Local Area
Alongside the popular Thursday market, there are a variety of shops, ranging from independent specialist stores to well-known larger supermarkets, including a large Lidl within walking distance, Sainsbury & Waitrose a short drive away. The town's High street is located only 150 metres from the development so you're never far from all of life's necessities. Bus hub is also on New Road, giving access to the local area. 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 doors to a utility/storage cupboard with a washer. Further doors lead to a second storage room, living room, shower room and two bedrooms. Ceiling light fitting, wall mounted emergency call module, smoke detector and secure entry system. Wall mounted electric panel heater.



Lounge
A beautifully bright and spacious south-facing lounge, enjoying an abundance of natural light from two large windows. The versatile layout offers plenty of space for both comfortable living and dining, making it ideal for relaxing or entertaining. Features include Sky/Sky+ connectivity, a telephone point, two wall-mounted electric panel heaters, decorative ceiling lighting, and conveniently positioned raised power sockets. A part-glazed door provides access to the separate kitchen.

Kitchen
Modern fitted kitchen featuring a stylish range of high gloss wall and base units complemented by under cabinet lighting. Well equipped with an integrated waist height electric oven, providing ease of access, with space above for a microwave. A ceramic four ring hob with extractor hood over, along with an integrated fridge/freezer, completes the contemporary design. Additional features include ceiling spotlights, under pelmet lighting, and ample power sockets.

Bedroom One
An impressive and light filled south-facing principal bedroom, boasting pleasant views over the well-maintained communal gardens through two large windows. This spacious retreat benefits from a substantial walk-in wardrobe with fitted hanging rails and shelving, offering exceptional storage, together with a private en-suite shower room. Further features include a TV point, telephone point, wall-mounted electric panel heater, ceiling lighting, and raised power sockets.

En-suite Shower Room
Modern tiled shower room, fitted with suite comprising of large walk in shower with glass screen and support rail, low level WC, vanity unit with wash basin and illuminated mirror above. Matching wall and floor tiles. Electric heated towel rail and extractor fan.

Bedroom Two OR Dining/Hobby Room
Spacious second south facing bedroom which can also be used for separate dining or as a hobby room/office. TV and phone point. Wall mounted electric panel heater, ceiling light and raised power points.

Shower Room
Tiled and fitted with suite comprising of a level shower 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. Electric heated towel rail and extractor fan.

Car Parking
This apartment comes with the added benefit of ownership of parking bay.



2 Bed | £275,000

- 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 is £3,708.91 for the financial year ending 28/02/2027.

To find out more about the service charges please contact your property consultant or House Manager.

Lease Information
Lease: 999 years from 1st Jan 2019
Ground rent: £495 per annum
Ground rent review: 1st Jan 2034
It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Service
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 WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

