49 Louis Arthur Court 27-31 New Road, North Walsham, NR28 9FJ
Asking price £179,950 LEASEHOLD

For further details
please call 0345 556 4104

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BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT BENEFITTING FROM TWO SHOWER ROOMS AND A LARGER THAN AVERAGE KITCHEN/BREAKFAST ROOM

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 & Apartment Overview

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.
The well presented apartment benefitting from an en-suite shower room and an additional guest shower room. The bright and spacious kitchen has a vaulted ceiling window aloowing plenty of natural light and has space for a breakfast table.

Entrance Hall

Front door with spy hole leads into the entrance hall. Further doors lead to the bedroom, shower room, and living room. 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, fitted carpet

Living Room

A spacious living room benefitting from a 'dormer' style , double glazed window . There's ample room for a dining table. Sky/Sky+ connection and telephone point. Wall mounted electric panel heater. Power points. Two ceiling lights, fitted carpets. Door leading to a walk-in storage cupboard housing a washer/drier. 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. Space for a breakfast table. A single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge/freezer. UPVC double glazed sky light window allowing the natural light to flood in. Tiled floor. Power points.

Bedroom

Double bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, TV and phone point, ceiling light, wood veneer flooring. Wall mounted electric panel heater. Door leading to the en-suite shower room.

En-suite Shower Room

A larger than average ensuite, fully fitted with suite comprising of double shower, screen and 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. Electric heated towel rail.

Guest Shower Room

Fully fitted with suite comprising of double shower, screen and 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. 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

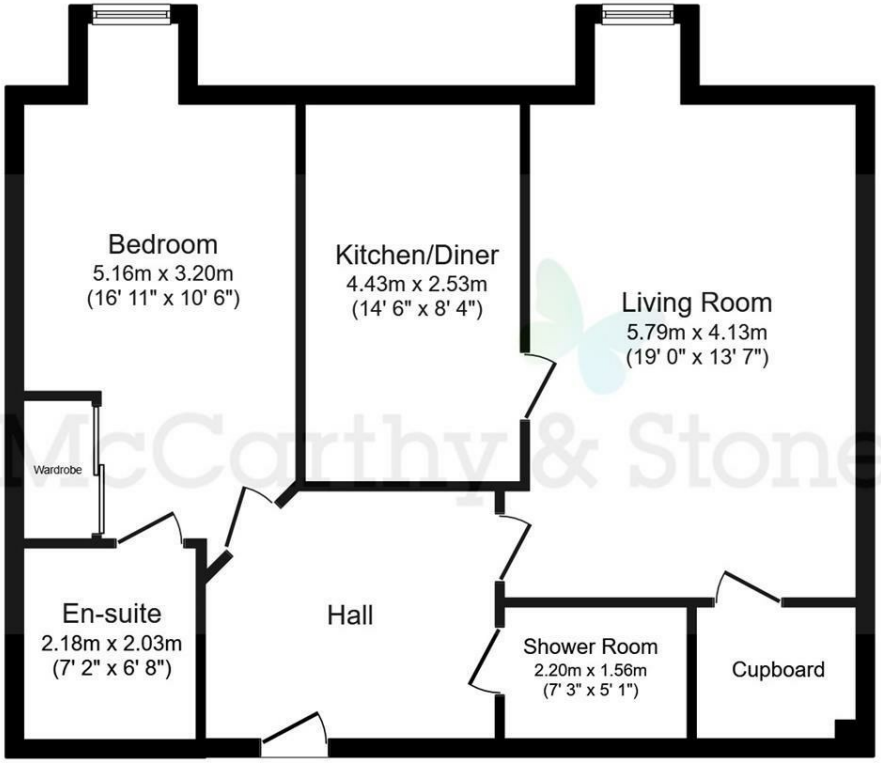
The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Ground Rent

Annual charge £435

Lease Information

999 Years fron August 2019



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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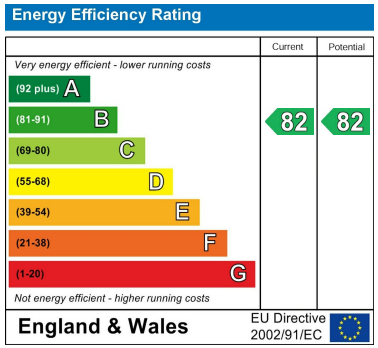

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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