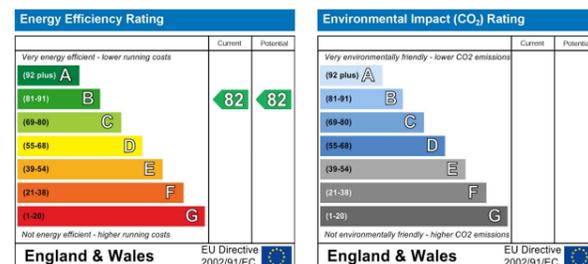
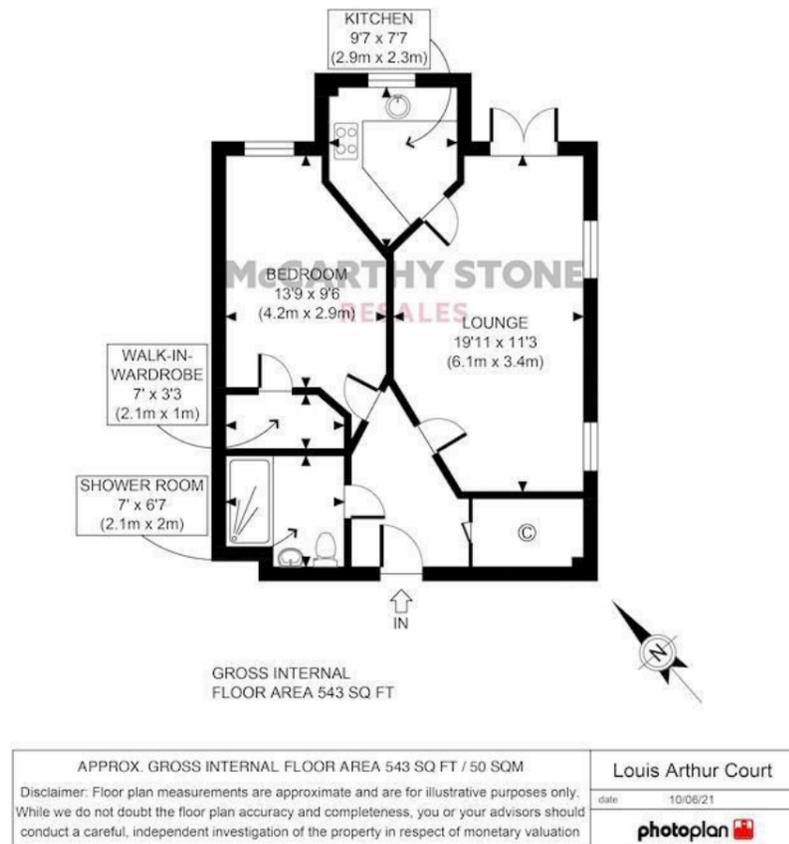


McCARTHY STONE RESALES

16 LOUIS ARTHUR COURT,
27-31 NEW ROAD, NORTH WALSHAM, NR28 9FJ



McCARTHY STONE RESALES

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)**. These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.



McCarthy & Stone Resales Limited, Trading as McCary Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

Beautifully presented one bedroom GROUND FLOOR apartment with PATIO situated within a desirable MCCARTHY & STONE retirement living development.

ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4106**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LOUIS ARTHUR COURT, 27-31 NEW ROAD,

1 BEDROOMS £190,000

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.

APARTMENT OVERVIEW

McCarthy & Stone Resales are proud to bring to the market this well presented one bedroom apartment situated on the ground floor with patio area and dual aspect lounge enabling lots of natural light in.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall, from the hallway there is a door to the shower room, bedroom, lounge and walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Wall mounted electric panel heater, fitted carpets, ceiling light point and raised electric power sockets.

LOUNGE

A bright and spacious lounge benefiting from patio doors leading onto a patio area and communal grounds which face towards the rear right hand side of the development. The lounge has an additional two side windows which allow lots of natural light in. The spacious room can also accommodate dining table and chairs. Sky/Sky+ connection and telephone point, wall mounted panel heater, fitted carpets, two ceiling lights and raised electric power sockets. Partially glazed door lead onto a 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

A generous bedroom benefiting from a full height double glazed window which overlooks communal gardens. TV and telephone point, wall mounted panel heater, fitted carpets, two ceiling lights and raised electric power sockets. Door leading to a walk in wardrobe with shelving and hanging rails.

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.

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.

LEASEHOLD INFORMATION

Ground Rent- £435 per annum
Lease length- 999 Years from August 2019

