



31 Louis Arthur Court, 27-31 New Road, North Walsham, NR28 9FJ  
Asking price £250,000

For further details  
please call 0345 556 4104



Apartment description

BEAUTIFULLY PRESENTED two bedroom first floor apartment situated within the DESIRABLE MCCARTHY & STONE retirement living development.

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.

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.

Entrance Hall

Front door with spy hole leads to the large entrance hall - where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Wall mounted electric panel heater, raised power points and fitted carpets. Doors lead to the lounge, bedrooms and guest shower room.

Lounge

A spacious lounge benefiting from a Juliet balcony which provides lots of natural sunlight. There's ample room for a dining table. Sky/Sky+ connection and telephone point. Wall mounted electric panel heater, raised power points, two decorative ceiling lights and fitted carpets. 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. A single sink unit with drainer and mixer tap with window above. Integrated waist height electric oven and ceramic four ringed hob with extractor hood above. Integral fridge/freezer which is frost free. Tiled floor. Power points.

Master Bedroom

Bright and airy master bedroom with window and benefiting from a walk-in wardrobe providing hanging rails and shelving. TV and phone point. Wall mounted electric panel heater, raised power points, three decorative ceiling lights and fitted carpet. Door leading to the en-suite shower room.

En-suite Shower Room

Fully fitted with suite comprising of double shower with glass 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.

Bedroom Two

Double second bedroom which would be perfect for use as a dining or hobby room or study. Wall mounted electric panel heater, raised power points, decorative ceiling light and fitted carpet.

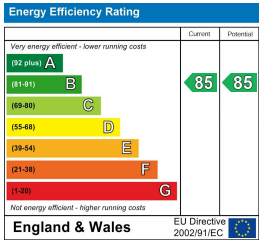
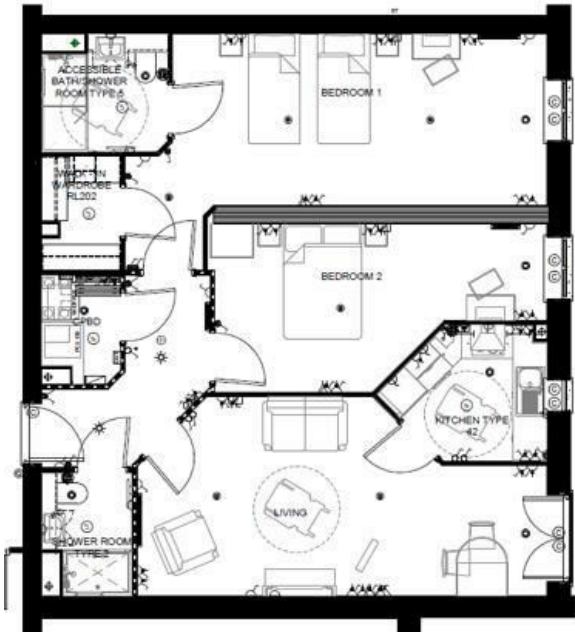
Guest Shower Room

Fully fitted suite located off the hallway ideal for visitors, comprising of double shower with glass 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.

Lease Information

999 Years from August 2019

INTERNAL IMAGES TO FOLLOW



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