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Louis Arthur Court . North Walsham . NR28 9FJ



**£260,000**

## RETIREMENT APARTMENT FOR THE OVER 60'S. TWO BEDROOMS AND CLOSE PROXIMITY TO THE TOWN CENTRE. GUIDE PRICE £260,000

A rare opportunity to purchase this modern and exceptionally spacious two-bedroom retirement apartment within close proximity to the Town Centre.

Internally the apartment is in exceptional order throughout. The open plan lounge/diner includes a Juliet balcony and electric flame effect fire. Adjoining this room is the kitchen which fully fitted with a range of wall and base units with work surfaces over. The room further benefits from a fitted eye level over, hob with extractor hood over and integrated freezer.

There are two well proportioned bedrooms, with the principal bedroom an especially impressive size and including a further Juliet balcony. This room also has the added advantage of a large walk-in wardrobe and its own en-suite, which is fitted with a three-piece suite comprising large walk-in shower enclosure and vanity unit housing w.c. and wash hand basin. The apartment is completed by a further shower room with walk in shower enclosure.

This modern development is accessed via a gated entrance and residents has access to a beautifully landscaped communal garden.

There is a secure entry phone system, for extra piece of mind at the main entrance. Upon entering the development entrance doors, you will be greeted with the resident lounge, which provides a great space to socialise. There is also a guest suite, which is available to hire for visitors.

AGENTS NOTES The property is leasehold.

Service charge £250.50 per month

Ground Rent £495 per annum

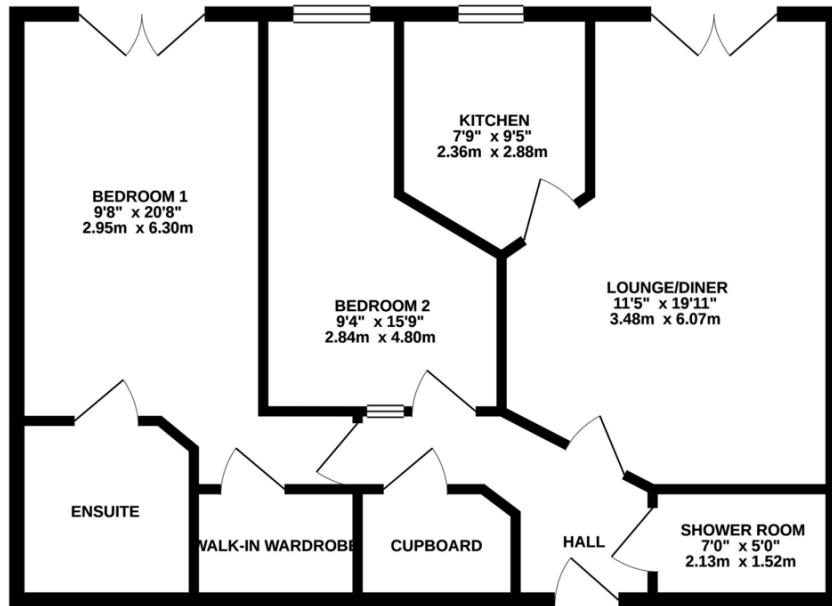
Lease Length Remaining: 99 years from 2019 (97 years approx.)



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GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85   B  | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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