



19 Louis Arthur Court New Road, North Walsham
£180,000

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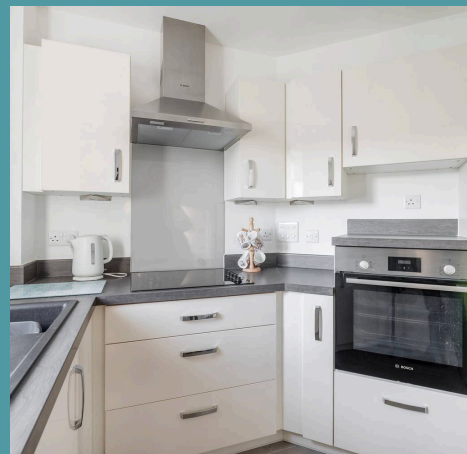
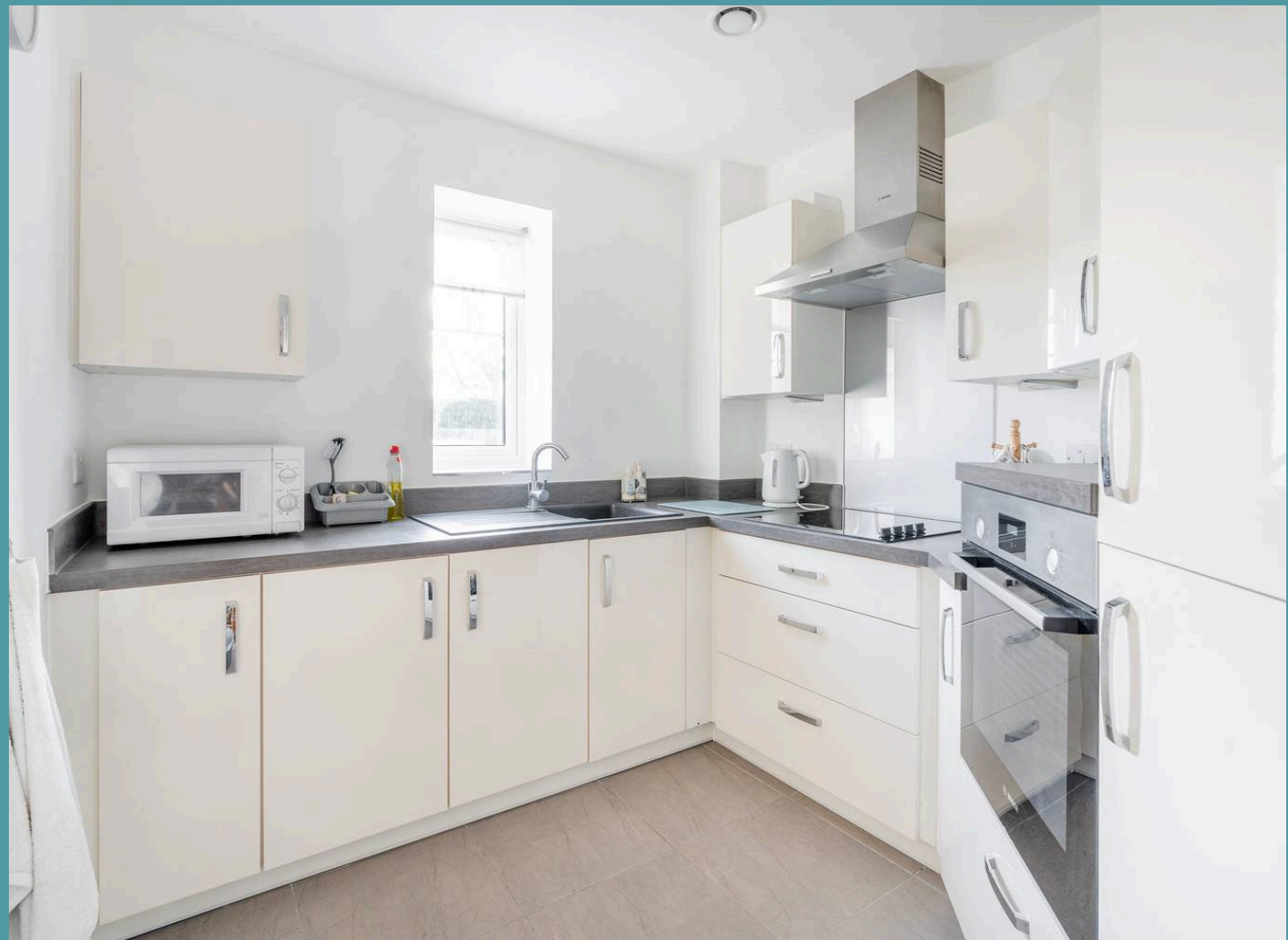
North Walsham

Find a comfortable and stylish living environment in this in this exclusive retirement apartment designed for individuals over 60. Welcoming you with a thriving community feel, with a communal lounge and beautifully landscaped gardens for socialising. The secure ground floor apartment consists of a light-filled sitting room, a well-equipped kitchen, functional utility room, a double bedroom and a modern shower room. Its market town location ensures you are within easy reach to all local amenities and transport links, with direct connections to Norwich and Cromer.

Location

North Walsham is a market town located in the northeastern part of Norfolk. Situated approximately 10 miles inland from the coast, it is positioned between the towns of Cromer to the north and Norwich to the south. The town is well connected by road, with the A149 and A140 providing easy access to nearby areas. North Walsham is known for its historical charm, with a blend of traditional architecture and modern amenities. It also serves as a gateway to the Norfolk Broads, a popular network of rivers and lakes, making it a convenient location for both rural and coastal exploration.

The town features a range of shops, from independent specialists to larger supermarkets. Waitrose is just a 6-minute drive away, and for everyday shopping, both Lidl and Sainsbury's are within a 5-minute walk. Essential services, including a chemist, post office, and train station, are all within walking distance. North Walsham Train Station provides quick connections to Norwich in just 28 minutes and to the coastal town of Cromer in around 17 minutes. The town's High Street is only 150 meters from the development, ensuring you're



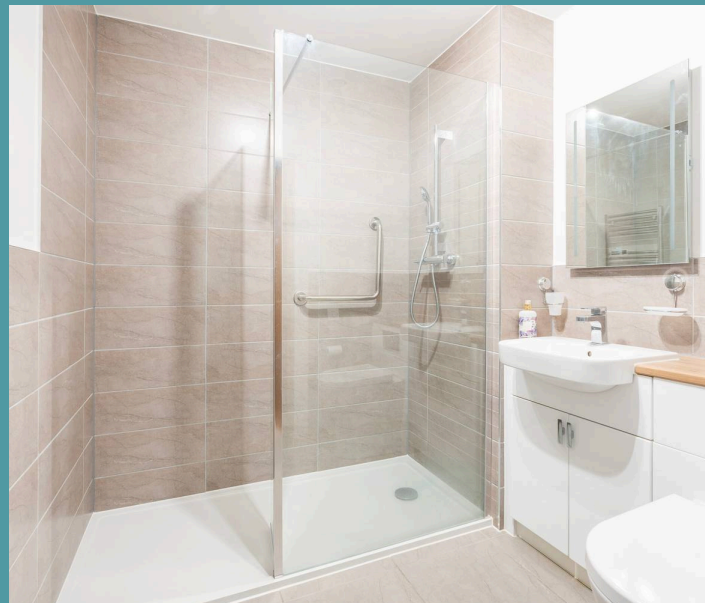
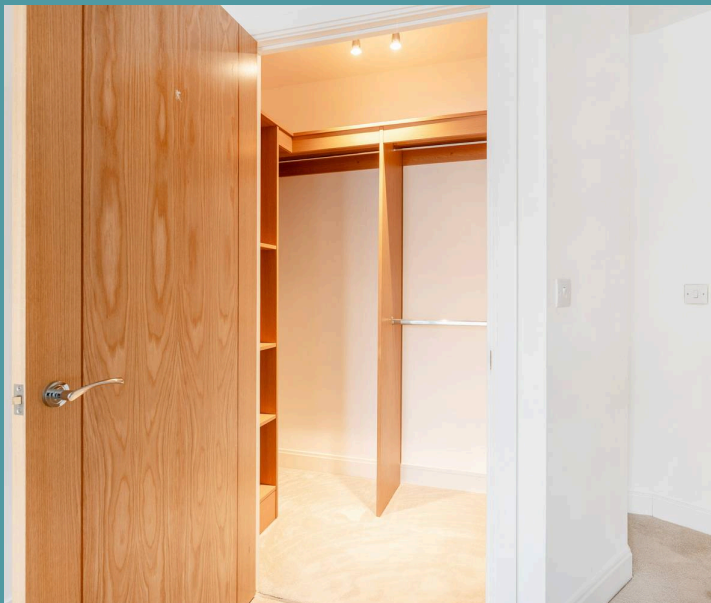


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Welcome inside the ground floor apartment where you'll be greeted by an entrance hall, allowing access into all rooms. Immediately capturing your attention with its warm and inviting ambience is the comfortable sitting room, filled with an abundance of natural light from the double doors. The kitchen is well-equipped with modern fixtures and fittings, including units and integrated appliances to be able to cook your favourite meals. A utility room is a convenient addition, creating space for storage and laundry essentials.

The apartments accommodation consists of a double bedroom that is thoughtfully designed to offer relaxation and privacy. It is complete with a built-in wardrobe for efficient storage solutions. The shower room comprises of a modern three piece suite, ensuring comfort and style.



Residents of this esteemed retirement community have access to a communal lounge, ideal for socialising with neighbours and loved ones. The beautifully landscaped gardens surrounding the property offer a serene setting for leisurely strolls or moments of quiet reflection. For added convenience, a hotel-style guest suite is available for visiting loved ones, providing a comfortable and private space for guests to stay.

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Agents Notes

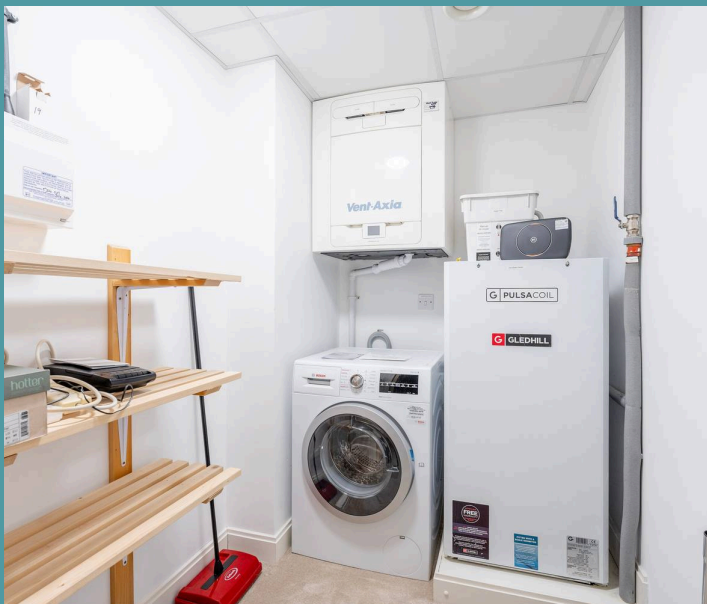
24-Hour Emergency Call System

Exclusively designed for over 60's

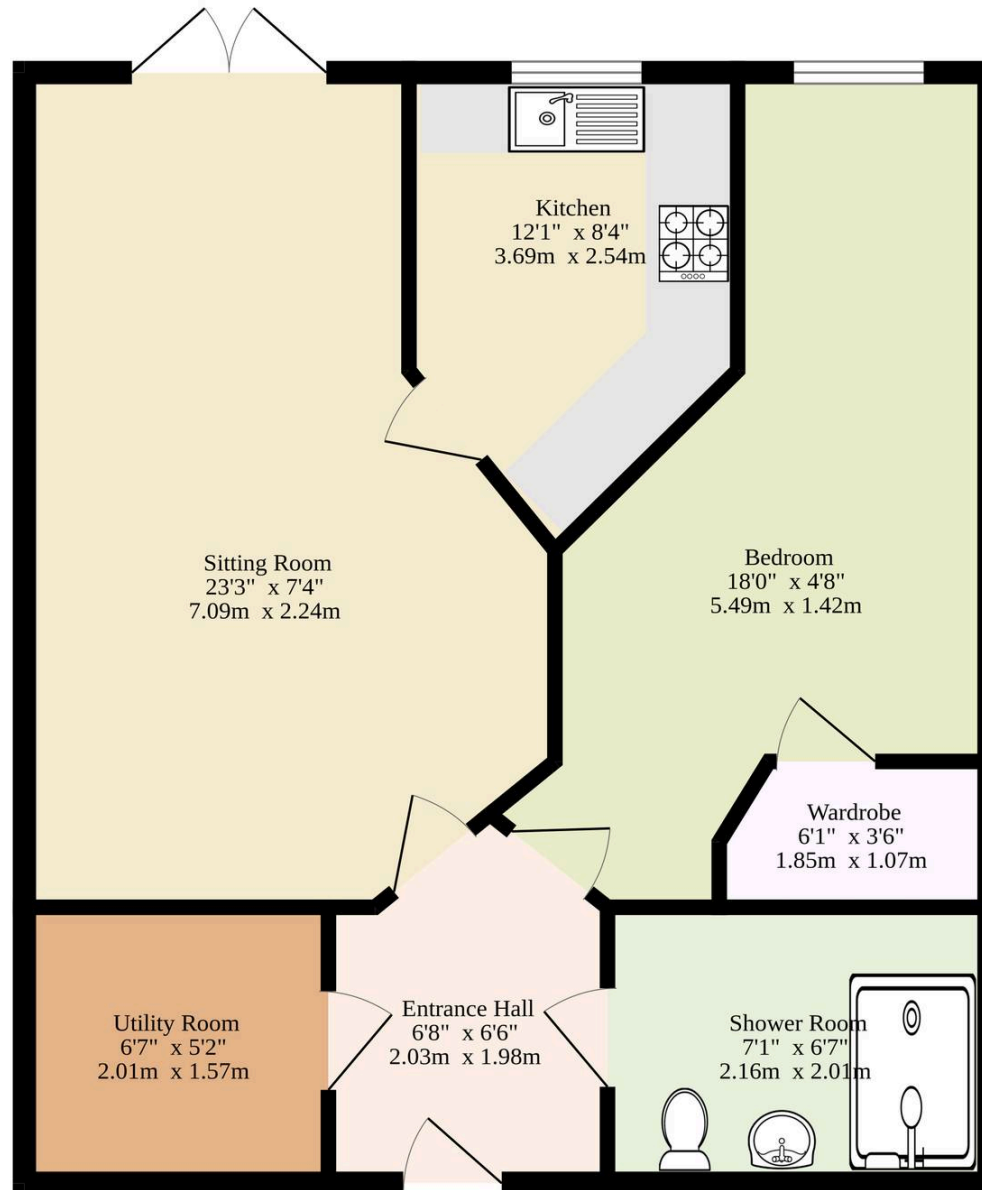
Off-road parking available

The contents within this image have been added digitally for illustrative purposes only and do not reflect the current physical state of the property.

- Ground floor retirement apartment in the town of North Walsham
- Exclusively designed for the over 60s
- Comfortable sitting room filled with an abundance of natural light
- Well-equipped kitchen with modern fixtures and fittings, with a utility room for additional storage
- A double bedroom with built-in wardrobe & a modern shower room
- Communal lounge for socialising and beautifully landscaped gardens
- Hotel-style guest suite available for when loved ones visit
- Transport links nearby providing easy access to Norwich & the coastal town of Cromer
- 24-hour emergency call system
- In close proximity to all local amenities including local shops, parks, a community centre, a hospital and a dental surgery



Ground Floor
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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