



21 Louis Arthur Court New Road, North Walsham  
£265,000

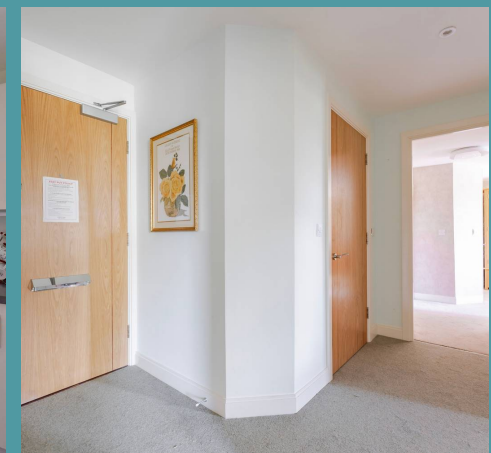
# 21 Louis Arthur Court New Road

## North Walsham

This exclusive over 60's retirement property offers a unique opportunity to enjoy comfortable and convenient living in a modern setting. Step inside this meticulously maintained two-bedroom apartment and be greeted by a welcoming hallway adorned with fresh carpets. The spacious lounge provides a relaxing setting, while the modern kitchen features built-in appliances and ample storage. The master bedroom includes an en-suite with an Aquaclean wash + dry toilet, and there's also an additional shower room. Enjoy natural light and fresh air from the Juliet balcony, accessible through two sets of floor-to-ceiling French doors. Residents can also enjoy the communal gardens, offering a peaceful environment and opportunities for socialising.

### The Location

North Walsham, a charming market town, offers a wealth of amenities and attractions for those seeking a comfortable and convenient lifestyle. With its local train station just 0.8 miles away, you can easily explore the surrounding countryside or venture into the bustling city of Norwich. The town center boasts a weekly market, a variety of supermarkets, GP surgeries, parks and a range of shops to cater to your daily needs. For outdoor enthusiasts, the beautiful North Norfolk coast is just a short drive away, offering stunning beaches and picturesque villages. And with Norwich Airport and Norwich Railway Station within easy reach, you can easily connect to London and beyond.





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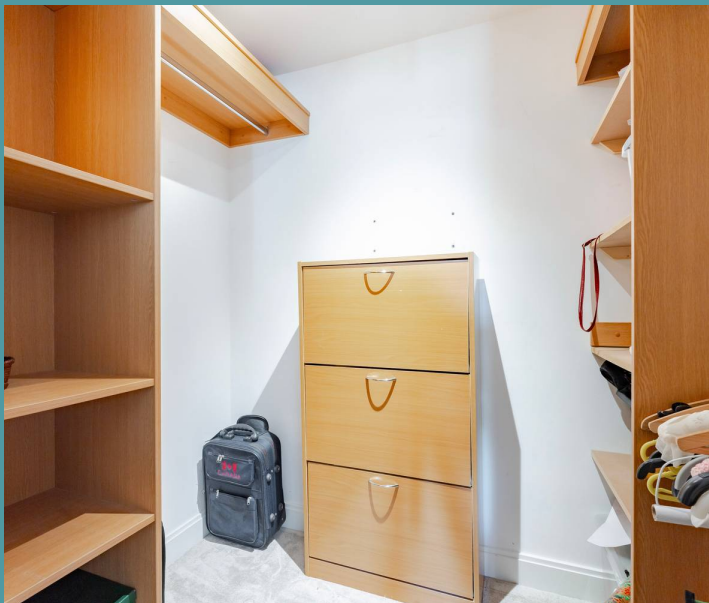
North Walsham

### Louis Arthur Court

Upon entering, you are greeted by a welcoming hallway adorned with freshly installed carpets, setting the tone for the warmth and comfort that permeates throughout the residence.

The spacious lounge area provides a relaxing setting, perfect for unwinding after a long day. The modern kitchen features a sleek design, built-in appliances and plenty of storage to keep everything neatly organised.

The property features two generously sized double bedrooms, offering ample space for rest and relaxation. The master bedroom includes an ensuite with an Aquaclean wash + dry toilet for added convenience, along with an additional well-appointed shower room for guests. Natural light floods the living spaces, thanks to two sets of floor-to-ceiling French doors that lead out to a charming Juliet balcony.





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Residents of this development have the opportunity to immerse themselves in the communal gardens, offering a peaceful environment and ample opportunities for socialising with neighbours and engaging in community events.

### Agents Note

We understand this property will be sold leasehold, connected to mains water, electricity and drainage.

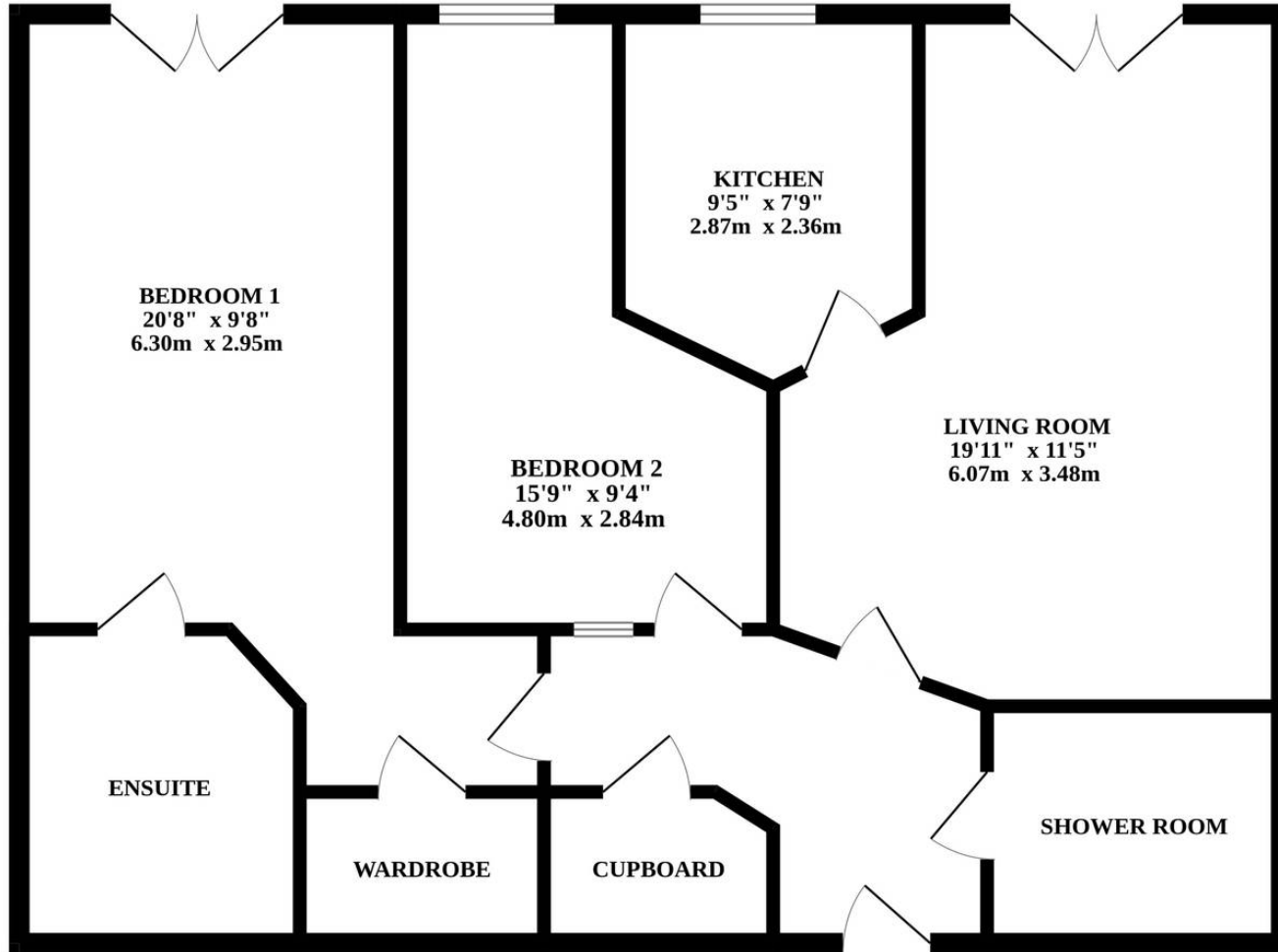
Electric Panel Heaters

MCarthy & Stone - (995) years on the lease, ground rent £490p/a and maintenance is £3343 p/a

Council Tax Band - C

Whilst parking space No. 21 is allocated to the property the vendors do not own it.





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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