



47 Louis Arthur Court New Road, North Walsham

North Walsham



Minors & Brady

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A bright, top-floor retreat with garden views and effortless retirement living. This one-bedroom apartment at Louis Arthur Court enjoys a sought-after west-facing position, filling the home with natural light and offering a peaceful outlook over the communal gardens. The spacious living room and modern fitted kitchen provide comfortable, well-designed spaces for both relaxation and entertaining. A generous double bedroom with walk-in wardrobe is complemented by a contemporary ensuite, alongside the added benefit of a separate guest shower room. Residents benefit from excellent on-site facilities including a communal lounge, landscaped gardens, lift access, and a guest suite for visitors. With a House Manager, secure entry system, and 24-hour emergency response, this home combines independence with reassurance in a friendly over-60s community.

- Top floor one-bedroom retirement apartment
- Attractive west-facing aspect with garden views
- Bright living room with dormer-style window
- Modern fitted kitchen with integrated appliances and skylight
- Spacious double bedroom with walk-in wardrobe
- Contemporary ensuite plus separate guest shower room
- 24-hour emergency response system for peace of mind
- Residents' lounge and beautifully maintained communal gardens
- On-site House Manager and secure camera entry system
- Lift access to all floors and guest suite for visitors



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The Location

North Walsham is a well-established market town offering a wide range of amenities, making it an ideal location for those seeking both convenience and a strong sense of community. Louis Arthur Court is well positioned within the town, providing easy access to day-to-day essentials without the need to travel far.

The town centre offers a selection of shops, supermarkets, cafés and a weekly market, along with GP surgeries and healthcare services, all within close reach. For those who enjoy getting out and about, there are nearby parks and pleasant walking routes, providing opportunities to enjoy the local surroundings at a relaxed pace.

North Walsham railway station, located under a mile away, provides regular services to Norwich and the North Norfolk coast, offering a convenient way to travel without relying on a car. There are also local bus routes serving the area, making it easy to access neighbouring towns and villages.

The nearby coastline, including popular locations such as Mundesley and Cromer, is just a short drive away, offering scenic seaside outings. Norwich city centre can also be reached easily, providing a broader range of shopping, dining and cultural attractions when desired.



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Louis Arthur Court, North Walsham

Situated within the highly regarded Louis Arthur Court development, this beautifully presented one-bedroom top floor apartment offers comfortable, secure, and low-maintenance living designed exclusively for the over-60s. Built by McCarthy & Stone, the development enjoys a prime position in the charming market town of North Walsham, placing everyday amenities, shops, and local conveniences within easy reach.

The apartment itself occupies an enviable west-facing position, allowing natural light to fill the living spaces while offering pleasant views over the rear communal gardens. The spacious sitting room is particularly inviting, enhanced by a distinctive dormer-style window that creates a bright yet cosy atmosphere.

There is ample room for both relaxation and dining, making it an ideal space to unwind or entertain visiting family and friends. The room is fully equipped with Sky/Sky+ connectivity, telephone points, and thoughtfully positioned power outlets for convenience.

Residents of Louis Arthur Court enjoy access to a wide range of communal facilities designed to enhance independent living while fostering a strong sense of community.



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Leading from the living area, the modern fitted kitchen is well-proportioned and finished to a high standard. It features a range of sleek high-gloss units, an integrated oven, ceramic hob, extractor hood, and a concealed fridge/freezer. A practical skylight window enhances the brightness of the space, and there is additional room for a small breakfast table, perfect for casual dining.

The double bedroom continues the theme of comfort and practicality, offering a peaceful outlook over the gardens. It benefits from built-in connections for television and telephone use, along with easy-access power points. A standout feature is the generous walk-in wardrobe, providing excellent storage with hanging rails and shelving.

Both the ensuite and guest shower rooms are finished with modern fittings and stylish tiling. Each includes a walk-in shower with supportive safety features, a vanity unit with storage, illuminated mirror, and heated towel rail, combining practicality with contemporary design.



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These include a welcoming residents' lounge, ideal for socialising and events, well-maintained landscaped gardens, lift access to all floors, and a guest suite for visiting friends or family. A dedicated House Manager is available during working hours, and the development benefits from a secure camera entry system alongside a 24-hour emergency call service, providing reassurance at all times.

Importantly, the comprehensive service charge covers many essential costs including building insurance, water rates, external maintenance, window cleaning, and the upkeep of communal areas and gardens, making day-to-day living both straightforward and stress-free.

This property offers an excellent opportunity for those seeking a secure, sociable, and beautifully maintained retirement setting, combined with the privacy and comfort of an individual home.

Agents Note

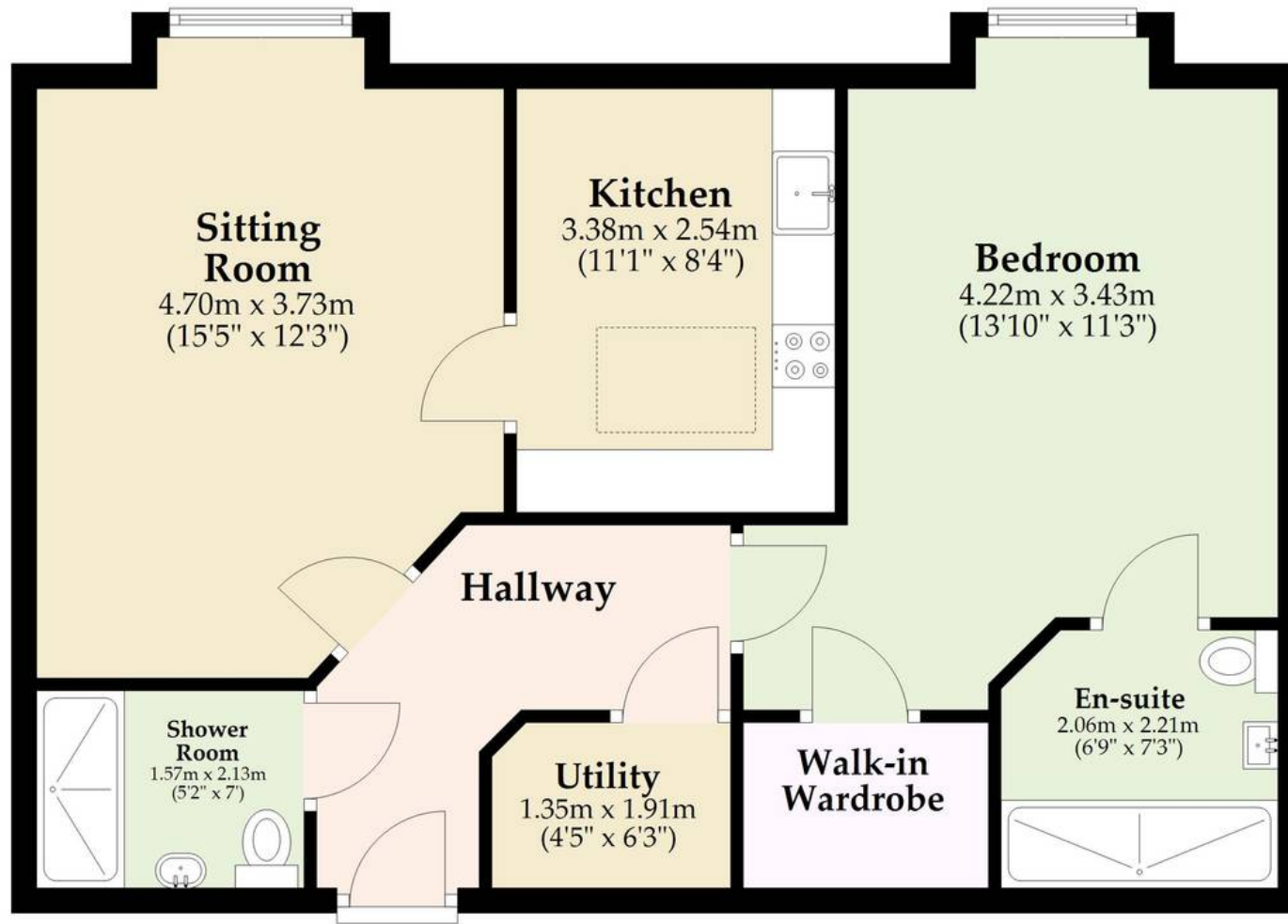
This property will be sold leasehold.



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Apartment

Approx. 64.3 sq. metres (692.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.4 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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