

11 Angel Court Cromer Road, North Walsham

Minors & Brady

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North Walsham

Retirement living made easy, offering space, security and an exceptional sense of community within the heart of Angel Court. This well-presented first-floor apartment is exclusively available to the over-55s and enjoys the convenience of lift access and a range of communal facilities designed to support independent living. Generous accommodation includes two bedrooms, a bright sitting room, separate fitted kitchen and modern shower room, all complemented by energy-efficient radiators. Residents benefit from a welcoming community atmosphere, with a residents' lounge, communal laundry, courtyard gardens and the reassurance of a 24-hour emergency call system. Situated close to local amenities and offered with a long lease, this is an ideal opportunity for those seeking a secure and low-maintenance lifestyle.

- Spacious first-floor retirement apartment exclusively for residents aged 55 and over
- Two well-proportioned bedrooms offering flexibility for guests, hobbies or home working
- Bright and comfortable sitting room providing excellent day-to-day living space
- Residents' lift serving all floors for convenient and accessible living
- Secure and well-maintained development with an on-site Development Manager
- 24-hour Appello emergency monitoring system offering additional peace of mind
- Attractive communal facilities including a residents' lounge, laundry room and courtyard garden
- Modern low-cost energy-efficient radiators designed to enhance comfort and reduce running costs

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The Location

North Walsham offers a setting that feels both refined and convenient on the edge of town. Lined with a mix of attractive residential homes and mature greenery, the area provides a sense of arrival while remaining comfortably close to everyday amenities. The position allows residents to enjoy a quieter pace without feeling detached, making it particularly appealing to families and professionals seeking a well-balanced lifestyle.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives the area a quietly desirable and almost exclusive feel, setting it apart as a sought-after location within North Norfolk.

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Cromer Road, North Walsham

Positioned within the well-regarded Angel Court retirement development, this spacious first-floor apartment offers comfortable, low-maintenance living exclusively for the over-55s. Occupying a desirable position within this secure and well-maintained development, the property is served by a residents' lift and enjoys the benefits of independent living alongside a welcoming community environment, making it an excellent choice for those seeking security, convenience and peace of mind.

The accommodation is accessed via a private entrance hall, which provides useful storage alongside an airing cupboard. The generous sitting room serves as the heart of the home, offering a bright and inviting space in which to relax, entertain visiting family and friends, or simply enjoy day-to-day living. The property further benefits from modern low-cost energy-efficient radiators, helping to provide comfortable and economical living throughout the year.

A separate fitted kitchen enjoys the advantage of a window and is equipped with a range of storage units, work surfaces and integrated appliances, creating a practical and functional space for meal preparation. Thoughtfully designed, the layout ensures the main living areas remain well-defined whilst maintaining an easy flow throughout the apartment.

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There are two bedrooms, both offering comfortable accommodation and flexibility to suit a variety of needs. The principal bedroom benefits from a built-in wardrobe, while the second bedroom provides an ideal guest room, hobby space or study, depending on individual requirements. Completing the accommodation is a well-appointed shower room fitted with a modern suite and practical accessibility features.

Residents of Angel Court benefit from a variety of communal facilities designed to enhance daily life, including a residents' lounge, communal laundry room and an attractive courtyard garden, providing opportunities to socialise or simply enjoy the surroundings. Additional peace of mind is provided by an on-site Development Manager and a 24-hour Appello emergency monitoring system.

Ideally located within easy reach of local amenities, shops and services, this attractive apartment presents a wonderful opportunity for buyers seeking a secure and friendly retirement setting whilst retaining independence within a thriving community.

Agent’s Note

This property will be sold leasehold with 91 years remaining.

Ground rent: TBC

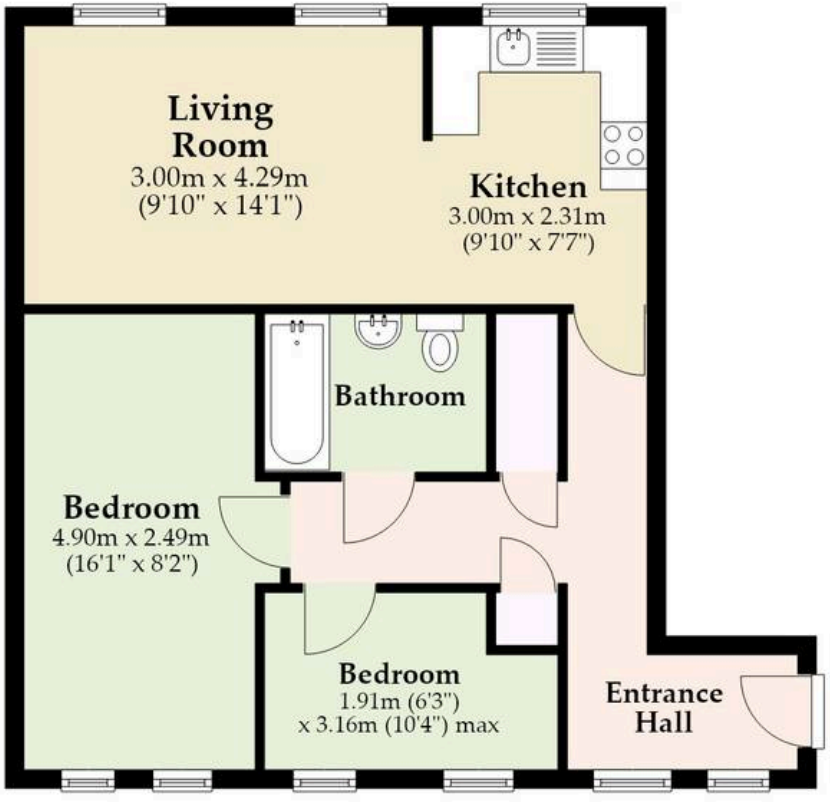
Maintenance charge: TBC

Connected to mains water, electricity and drainage.

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Apartment

Approx. 55.6 sq. metres (598.7 sq. feet)



Total area: approx. 55.6 sq. metres (598.7 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 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.
Plan produced using PlanUp.

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Let's make it a *reality.*



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Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

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Your home, our market

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