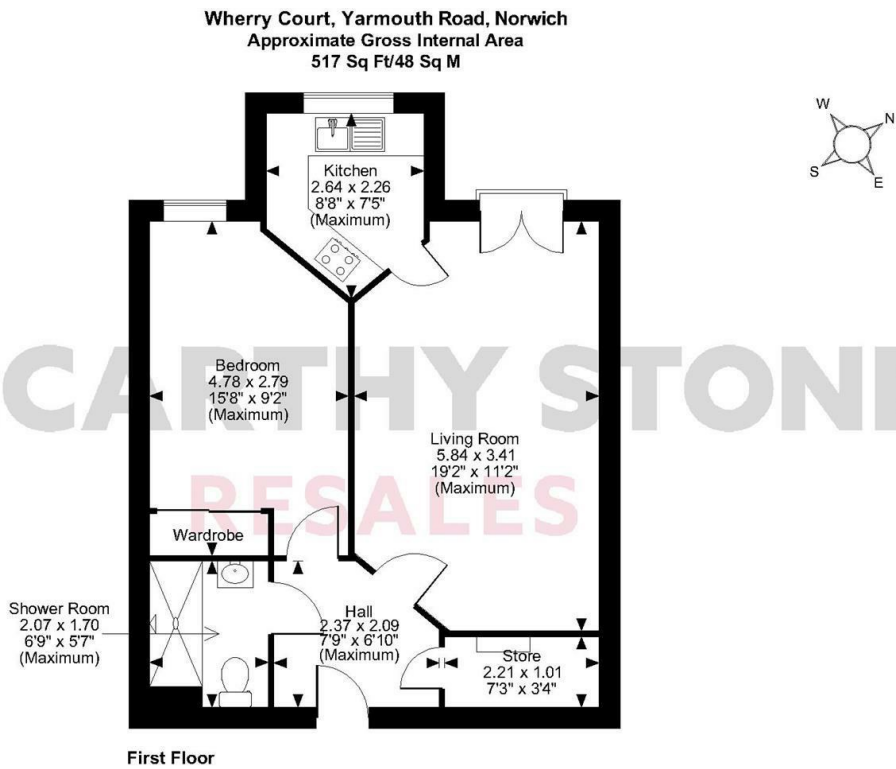


17 Wherry Court

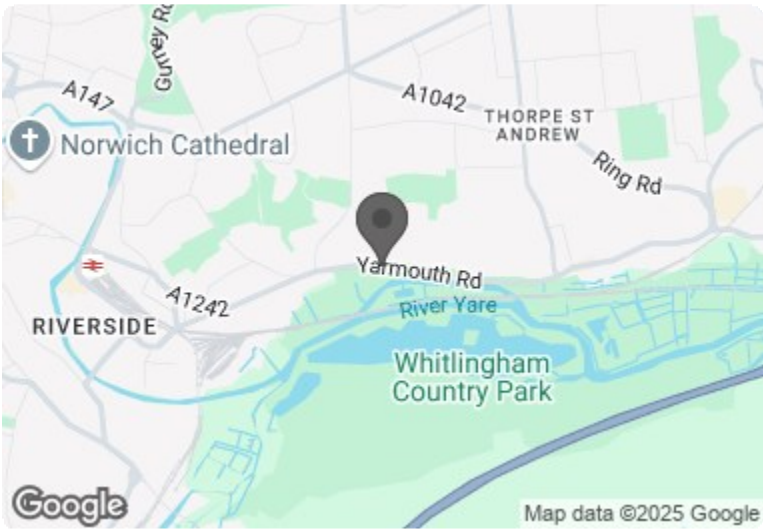
Yarmouth Road, Norwich, NR7 0SJ

PRICE  
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £140,000 Leasehold

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# Wherry Court, Yarmouth Road, Thorpe St.

1 Bed | £140,000



### Wherry Court

Wherry Court, comprising 48 one and two bedroom apartments, has been designed and constructed for modern living. The apartments boast electric heating throughout, TV points with provision for Sky+ connection points in living rooms, built in wardrobes in main bedroom and Juliette balconies to selected apartments. The dedicated House Manager is on site during their working hours to take care of the running of the development and make you feel at home. Wherry Court offers extensive landscaped gardens which include a wooded area, several seating areas, and raised beds where Homeowners can grow their own fruit and vegetables. There are also many protected large trees and shrubs. There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Laundry room, homeowners lounge, and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Apartment Overview

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment with a bright west facing aspect and outlook towards the rear gardens. The apartment is positioned on the first floor which can be accessed via the lift or stairs. The apartment is neutrally decorated throughout enabling any new owner to make it their own! \*Early viewings advised\*

### Entrance hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard, and an additional meter cupboard with shelving. Light switches,

smoke detector, electric storage radiator and security entry system with intercom. Doors lead to the lounge, bedroom and shower room.

### Lounge

A bright west facing lounge with a Juliet balcony which provides views towards the rear gardens. The room provides ample space for dining. TV point with the provision for Sky+. Telephone point, two ceiling lights and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fitted modern kitchen with a range of modern base and wall units - with under lighting to the wall units, fitted roll edge work surfaces and tiled splash backs. Stainless steel sink with lever tap and drainer sits below the garden facing window with blind. Built in oven with easy access side opener. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

### Bedroom

Double west facing bedroom with views towards the rear communal gardens. The room has the benefit of a built wardrobe with mirror fronted sliding doors. TV point with the provision for Sky+. Telephone point, ceiling light and raised electric power sockets.

### Shower room

Fully tiled room and fitted suite comprising; large shower cubicle (covering the full width of the room) with grab rails and glass screen; WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; heated towel rail. Wall mounted heater.

### Service charge

- Onsite house manager, during working hours
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior

communal areas

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,754.60 per annum (for financial year ending 31/03/2026).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is £250 per annum at present, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease length: 125 years from 1st Jan 2012  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2027

### Additional Services

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

