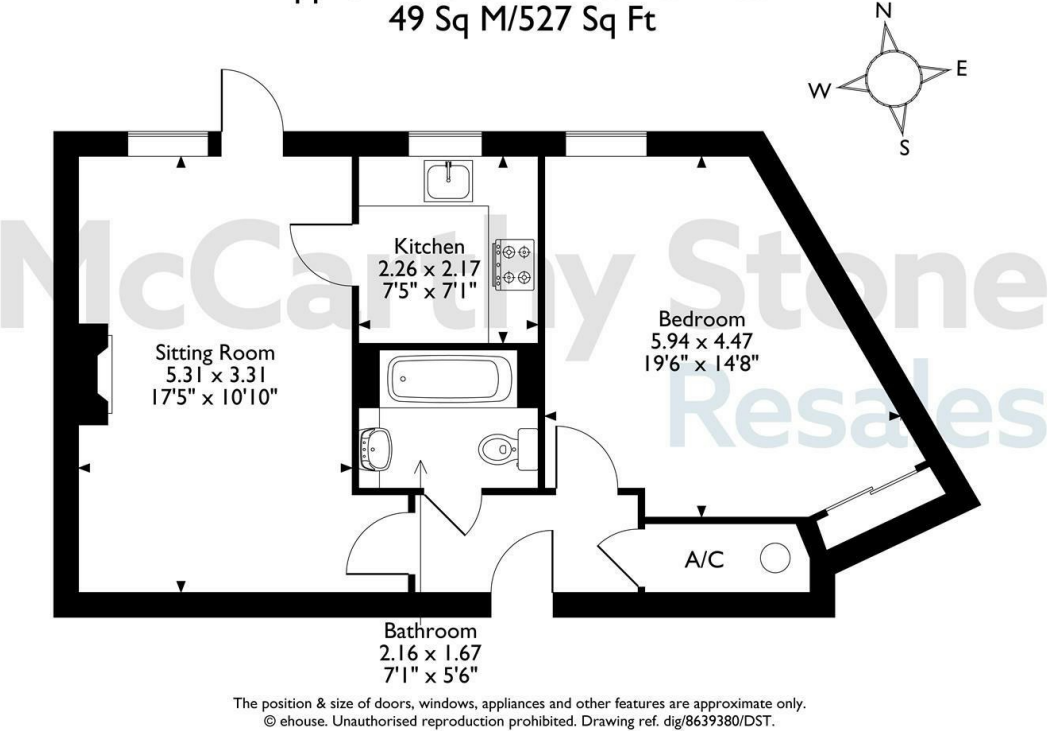


Wherry Court, Apartment 4, 149, Yarmouth Road, Norwich, Norfolk  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



Council Tax Band: B



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

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## 4 Wherry Court

Yarmouth Road, Norwich, NR7 0SJ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £189,950 Leasehold

A WONDERFULLY presented one bedroomed retirement property. This desirable apartment boasts direct access to a PATIO AREA from the lounge, with GARDEN VIEWS. ~ Pet friendly and energy efficient, this apartment must be seen to be appreciated ~

Call us on 0345 556 4104 to find out more.

# Wherry Court, Yarmouth Road, Thorpe St.

1 Bed | £189,950

**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).

**Apartment Overview**  
A spacious one bedroom apartment with desirable ground floor positioning with direct access to a patio area and communal gardens from the lounge. The apartment is conveniently located close to the developments communal lounge. \*viewings are strongly 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 housing the Gledhill water cylinder. meter and shelving. Light switches, smoke detector and security entry system with intercom. Doors lead to the lounge, bedroom and shower room.

**Lounge**  
A spacious living room with the benefit of a door leading onto a patio area and well maintained communal gardens towards the rear of the development. The room has ample space for dining and a feature electric fire with surround which acts as an

attractive focal point. TV point with the provision for Sky+ and telephone point. Two ceiling lights, raised electric power sockets and radiator. Partially glazed doors lead onto a separate kitchen.

**Kitchen**  
Fitted kitchen with a range of modern base and wall units and fitted roll edge work surfaces. A double glazed garden facing window with blind is positioned in front of the stainless steel sink with lever tap and drainer. Built in waist height oven with easy access side opener. Four ring ceramic hob and cooker hood above. Integral fridge and freezer. Tiled splash backs. Wall mounted heater. Central ceiling light.

**Bedroom**  
Generous bedroom with window providing views of the communal gardens. Built in mirror fronted wardrobe and generous space for additional storage furniture. TV point with the provision for Sky+ and telephone point. Central ceiling light, raised electric power sockets and radiator.

**Bathroom**  
Fully tiled room and fitted suite comprising; walk in bath with shower of the bath. WC; vanity unit with inset wash basin and mirror above; emergency pull-cord; heated towel rail. Wall mounted heater.

**Service charge**

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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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 Date: 1st Jan 2027  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

**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

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



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