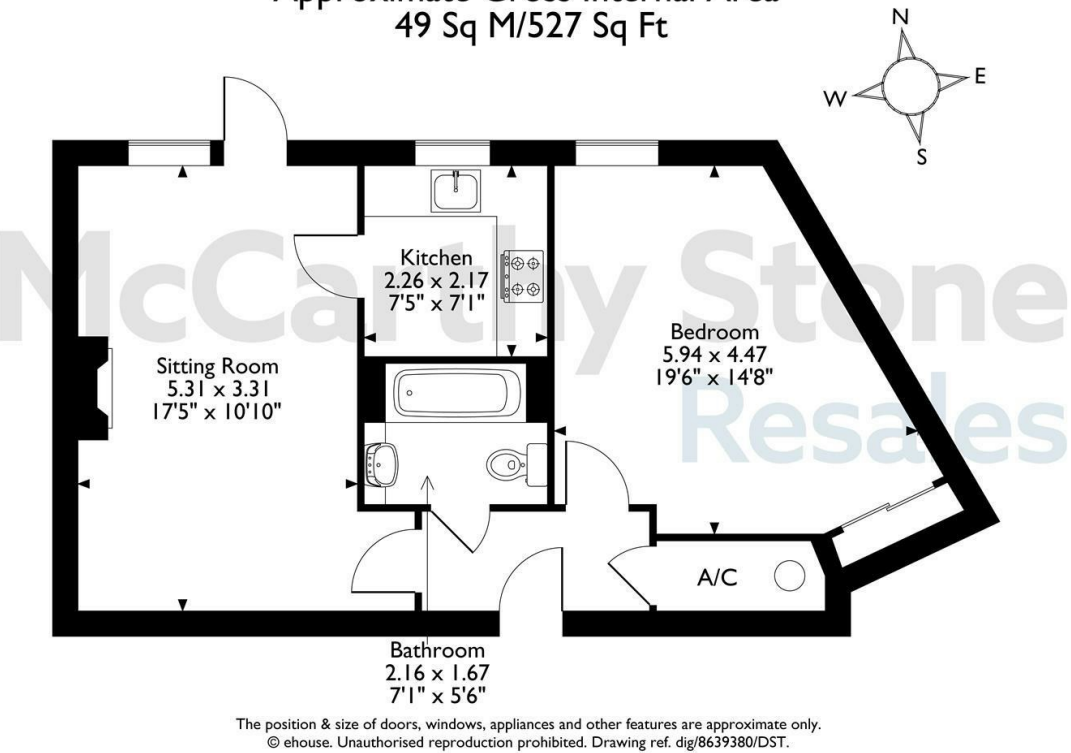


Wherry Court, Apartment 4, 149, Yarmouth Road, Norwich, Norfolk
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

4 Wherry Court

Yarmouth Road, Norwich, NR7 0SJ



Asking price **£195,000 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 ~

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Wherry Court, Yarmouth Road, Thorpe St. Andrew, Norwich

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

1 Bed | £195,000

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

