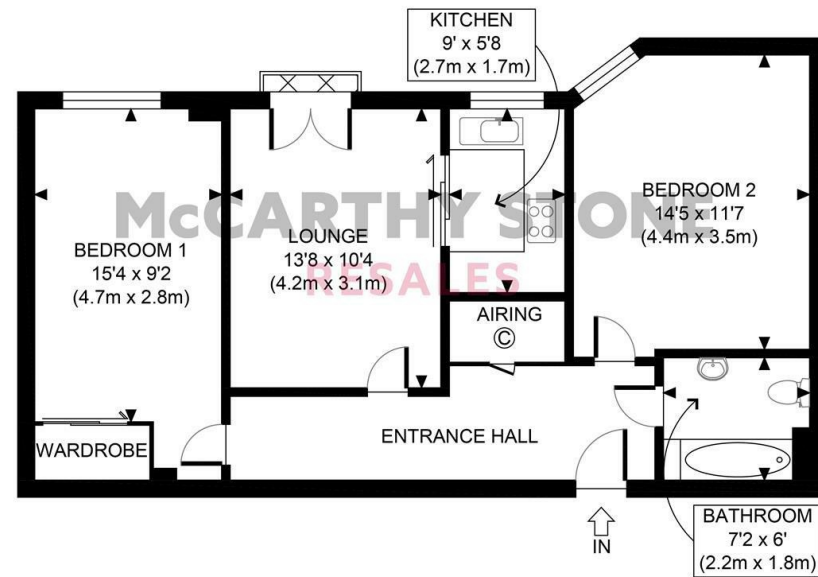


McCARTHY STONE RESALES

43 WHERRY COURT,
149 YARMOUTH ROAD, NORWICH, NR7 0SJ



GROSS INTERNAL
FLOOR AREA 678 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQM	WHERRY COURT
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/09/21
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



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A bright and spacious TWO bedroom, third floor, apartment with a WESTERLY aspect and garden views, positioned in a popular MCCARTHY & STONE retirement development.

PRICE REDUCTION

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**
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WHERRY COURT, YARMOUTH ROAD,

2 BEDROOMS £180,000

APARTMENT OVERVIEW

This apartment is located on the third floor which can be accessed by the lift. This bright apartment has a bright west/south westerly aspect with views of the communal gardens and features a Juliet balcony in the lounge. *viewings advised*

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).

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, and security entry system with intercom. Doors lead to the bedroom, lounge and shower room.

LOUNGE

A bright and spacious lounge with the benefit of a Juliette balcony which allows a lot of natural light in with a west / south westerly aspect and provides views towards the well maintained communal gardens. This lounge has ample space for dining and has an attractive electric fire with surround. TV point with the provision for Sky+. Telephone point. Two ceiling lights. Raised electric power sockets. Electric storage radiator. Sliding door leads onto a separate kitchen.

KITCHEN

Fitted kitchen with a range of modern base and wall units - with under lighting to the wall units. Fitted roll edge work surfaces. Tiled splash backs. A double glazed window overlooking communal gardens is positioned in front of the stainless steel sink with lever tap and drainer. Built in oven with easy access side opener. Ceramic hob and cooker hood above. Dishwasher. Integral fridge and freezer. Wall mounted heater.

BEDROOM ONE

This garden facing bedroom has the benefit of a built in mirror fronted wardrobe. TV and Telephone point. Ceiling light. Raised electric power sockets. Electric storage radiator.

BEDROOM TWO

This generous second bedroom can also be used for dining or study / hobby room and its window provides

views towards gardens. TV and Telephone point. Ceiling light. Raised electric power sockets. Electric storage radiator.

SHOWER ROOM

Fully tiled walls and a white suite comprising panelled bath with a shower above and grab rails. Wash basin with cupboard below and a fitted mirror with light and shaver point above. WC. Tiled floor. Electric heated towel rail. Wall mounted electric down-flow heater. Extractor. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- 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, to find out more about service charges please contact your property consultant or house manager.

Service charge: £3,233.50 per annum (up to financial year end 31/03/2023)

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 term: 125 years from Jan 2012

Ground rent: £425 per annum

Ground rent review: Jan 2027

