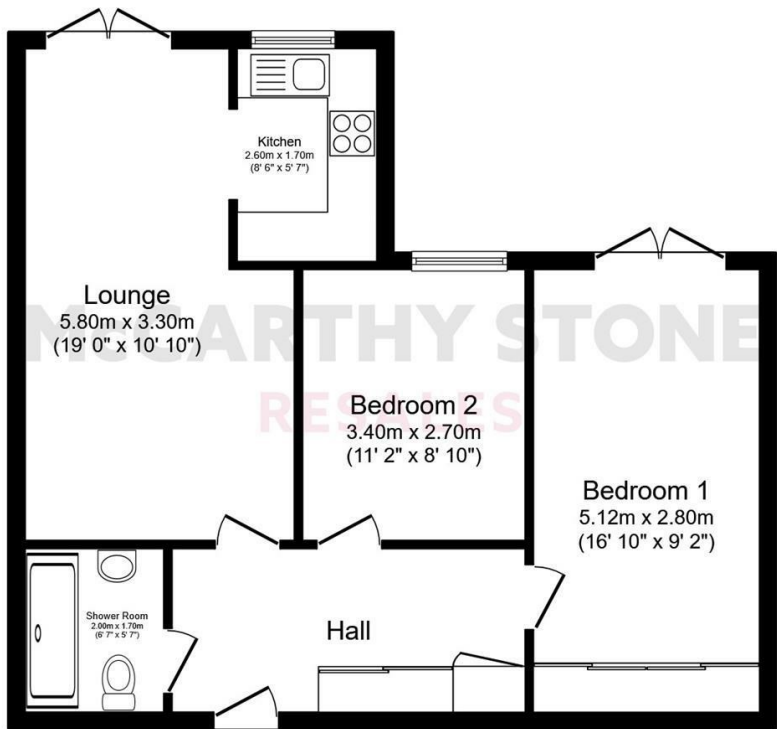


37 Wherry Court

Yarmouth Road, Norwich, NR7 0SJ



Total floor area 60.4 sq.m. (650 sq.ft.) approx  
Printed Contact Details...  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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	86	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	



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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).

## 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 with shelving which also houses the electrical meter and hot water thermal store. Light switches, smoke detector, and security entry system with intercom. Doors lead to the bedrooms, lounge and shower room. Electric storage radiator.

## Lounge

A space lounge with Juliet balcony with south west aspect and views towards the well maintained communal gardens. The room also 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 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. A garden facing window sits above the stainless steel sink with lever tap and drainer. Built in oven with space above for microwave. Ceramic hob and cooker hood above. Integral fridge and freezer.

## Master Bedroom

This spacious bedroom benefits a Juliet balcony with allows lots of natural light in and provides views of well maintained gardens and sunny south west aspect. Built in mirror fronted fitted wardrobe. TV point with the provision for Sky+. Telephone point, two ceiling lights and raised electric power sockets.

## Second bedroom

Double second bedroom which could be used for dining or hobby / study room. Window with garden views and south west facing aspect. Ceiling light and raised electric power sockets.

## Shower room

Fully tiled room and fitted suite comprising; large shower cubicle with grab rails and glass sliding door. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; heated towel rail. Wall mounted heater.

## Service charge

- Visiting House Manager onsite
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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.

# 2 bed | £190,000

The service charge is £4,131.90 per annum (for financial year ending 31/03/2026).  
\*\*Entitlements Service\*\* Check out benefits you may be entitled too, 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: £495 pr annum  
Ground rent review: 1st Jan 2027  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Additional Service

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, 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

