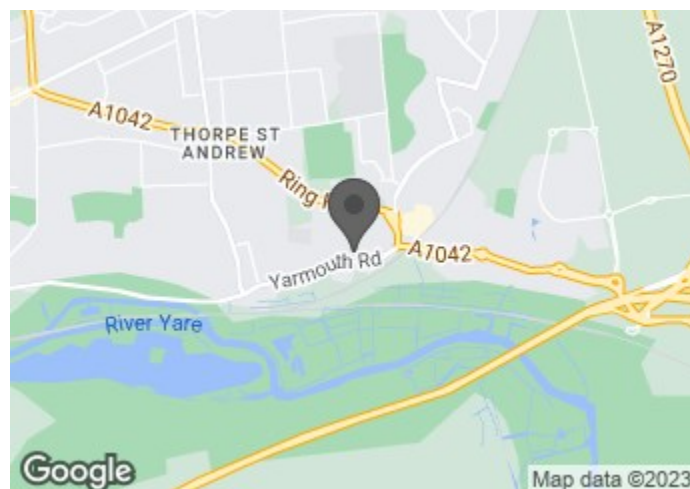


Printed Contact Details...

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	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

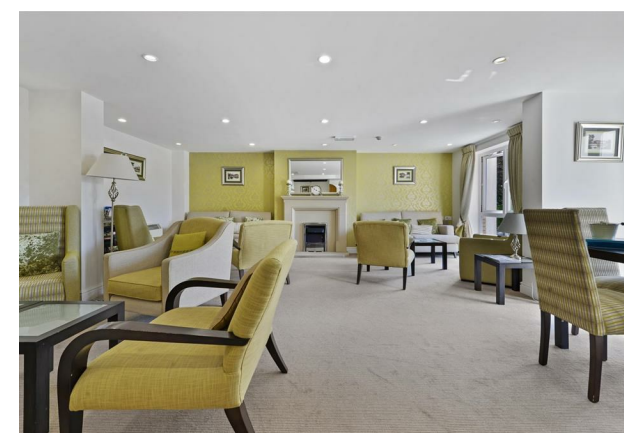
This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



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McCARTHY STONE
RESALES

7 WHERRY COURT
YARMOUTH ROAD, NORWICH, NR7 0SJ



A bright and spacious one bedroom SOUTH FACING apartment situated on the first floor within a POPULAR MCCARTHY STONE retirement living development.

ASKING PRICE £159,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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). 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 sunny south facing aspect. The apartment provides views towards the front elevation and 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 and spacious south facing lounge with a Juliet balcony which provides views towards the front elevation and also allows lots of natural light in. The room provides ample space for dining. TV point with the provision for Sky+. Telephone point. Two ceiling lights, raised electric power sockets and electric storage radiator. 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. Built in oven with easy access side opener. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

BEDROOM

This spacious south facing bedroom with views towards the front elevation has the benefit of a built wardrobe with mirror fronted sliding doors. TV point with the provision for Sky+. Telephone point. Ceiling light raised electric power sockets and electric storage radiator.



1 BED | £159,000

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. Airing cupboard containing the hot water thermal store is in the shower room. 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: £2,115.67 per annum (for 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 length: 125 years from 1st Jan 2012

Ground rent: Annual fee of £425

Ground rent review: Jan 2027

