



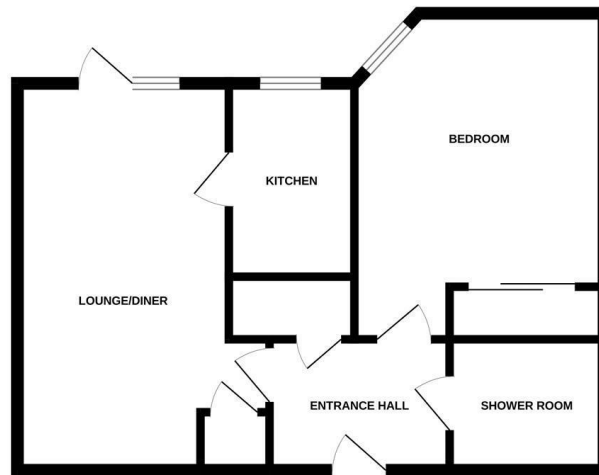
## Flat 28 Yarmouth Road | Thorpe St. Andrew | Norwich LN27 0G7

**£160,000**

**\*\*OVER 55'S APARTMENT WITH ITS OWN PATIO SEATING AREA\*\*** Gilson Bailey are delighted to offer this MCCARTHY AND STONE, SECOND FLOOR, ONE BEDROOM, OVER 55'S RETIREMENT APARTMENT with accommodation comprising communal entrance area and residents lounge, lift and staircase to the third floor, private hallway, open plan lounge/diner, quality fitted kitchen, shower room and a double bedroom. The apartment benefits from NO ONWARD CHAIN, electric heating, double glazing and is presented in excellent decorative order throughout. Further communal areas include laundry room and guest suite and outside you will find a quiet seating area with easy access to the stunning communal landscaped gardens.

  
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their condition or efficiency and for given. Made with Metropac CAD/CAM.

## Location

Wherry Court is set back off Yarmouth Road in the desirable area of Thorpe St Andrew to the east of Norwich with excellent access to a good selection of amenities including doctors, dentist, supermarket, popular local pubs and restaurants and a bus stop outside the complex giving good public transport in and out of the city centre. There is also great access to the A47 southern bypass.

## Accommodation Comprises

Communal entrance with stairs and lift to the second floor. Door to:

### Entrance Hall

Doors to lounge/diner, bedroom, shower room and large storage cupboard.

### Lounge/Diner 17'5" x 13'6"

Door to patio area, electric radiator, storage cupboard.

### Kitchen 8'11" x 5'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and freezer, double glazed window.

### Bedroom 15'1" x 11'6"

Double glazed window, electric radiator, built in wardrobe.

### Shower Room 7'1" x 5'10"

Shower cubicle, low level WC, hand wash basin, extractor fan.

## Outside

Patio seating area with easy access to the stunning communal gardens, these are mainly located to the rear and side and are lawned with various seating areas and allotment area. To the front, electric gates open up off Yarmouth Road to a brick weaved residents parking area, parking spaces are available to rent on an annual basis, subject to availability.

## Local Authority

Broadland District Council, Tax Band B.


## Tenure

Leasehold- 125 years from and including 1 January 2012. Please note ground rent is £425 payable in two installments and service/maintenance charges are £224 per month. For further information, please contact the office.

## Utilities

Superfast fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>86</b>
(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	

**Local Authority**

Broadland District Council, Tax Band B

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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