



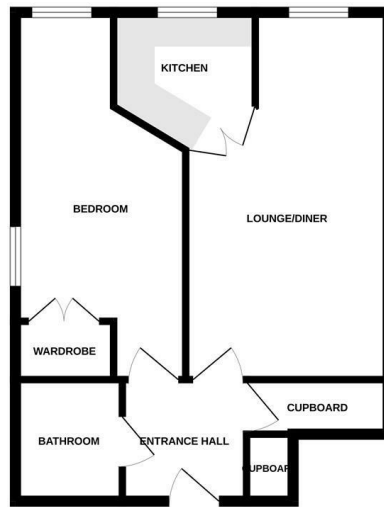
37 Warminger Court Ber Street | | Norwich | NR1 3ED

Guide Price £120,000

****GUIDE PRICE £120,000 - £125,000**** Situated in the HEART of the CITY CENTRE is this well presented, McCarthy Stone, ONE bedroom SECOND floor RETIREMENT apartment with accommodation comprising intercom entry system with stairs and lift to second floor, entrance hall, open plan lounge/diner, kitchen, bedroom and bathroom. The apartment benefits from double glazing, electric heating and is presented in good decorative order and enjoys the further benefits of an on-site manager, 24-hour emergency call system and communal lounge. Outside there is a communal carpark with parking on a first come first serve basis. Warminger Court is superbly located to enjoy all the facilities that the vibrant and cultural city of Norwich has to offer. There is ease of access to Norwich bus station, Norwich train station and the A47 southern bypass.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given to their operation or condition. Call for plans.

Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Secure intercom entry with stairs and lift to the second floor. Front door to:

Entrance Hall

Doors to lounge/diner, bedroom, bathroom and two cupboards.

Lounge/Diner 18'10" x 10'8"

Double glazed window to front, electric heater, electric fireplace, TV point.

Kitchen 7'7" x 6'9"

Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge and freezer, double glazed window to front.

Bedroom 17'3" x 9'2"

Double glazed window to front, electric heater, built-in wardrobes.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

Communal parking on a first come, first serve basis.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 1 February 2005.

Service Charge: £2900pa

Ground Rent: £395pa

For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.


Mains water and electric.

Agents Note

No pets allowed



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City 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.