



41 Wherry Court | Thorpe St. Andrew | Norwich | NR7

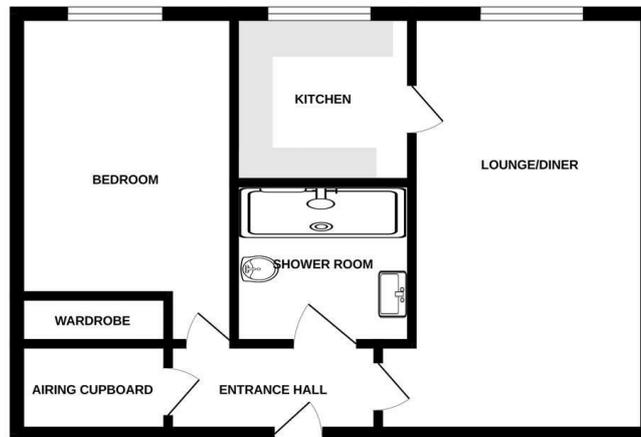
067

Guide Price £150,000

****GUIDE PRICE £150,000 TO £160,000 **RETIREMENT FLAT WITH GLORIOUS VIEWS OVER THE COMMUNAL GARDENS**** Gilson Bailey are delighted to offer this McCARTHY AND STONE, THIRD FLOOR, ONE BEDROOM, OVER 55'S RETIREMENT FLAT 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, quality fitted shower room and double bedroom. The apartment benefits from electric heating, upVC double glazing and is presented in excellent decorative order throughout. Further communal areas include laundry room and guest suite. Outside you will find stunning communal landscaped gardens.



THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 for any prospective purchase. The services, fixtures and appliances shown have not been inspected and no guarantee is to be held for their condition or efficiency on the ground.
Made with Metropac 02023

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 third floor. Door to:

Entrance Hall

With doors to lounge/diner, shower room, bedroom and airing cupboard.

Lounge/Diner

2.92m x 5.29m (9' 7" x 17' 4") uPVC double glazed window, electric radiator, electric fireplace, door to:

Kitchen

2.13m x 2.20m (7' x 7' 3") uPVC double glazed window to rear, range of wall and base units, stainless steel sink and drainer, space for washer/drier, stainless steel fitted oven and hob, stainless steel extractor, tiling, spotlights.

Bedroom

2.71m x 2.70m (8' 11" x 8' 10") uPVC double glazed window, built-in wardrobe, electric radiator.

Shower Room

Three piece suite comprising: low level w.c., hand wash basin, walk-in double shower cubicle with glazed sliding door, fully tiled walls, tiled flooring.

Outside

The property offers 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 £206.18 per month. For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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	

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.