



Wherry Court, Yarmouth Road - NR7 0SJ

Wherry Court, Norwich

NO CHAIN. Built with independent living in mind this complex of flats are for those aged OVER 55 only. The facilities include LIFT ACCESS to all floors, WELL MANICURED GARDENS for all to enjoy, laundry room and lounge plus regular planned activities for social inclusion all run by an ON SITE MANAGER with 24 HOUR EMERGENCY CARE on call. The building is GATED from the street for SECURITY and PRIVACY with additional parking for visiting families coming on Yarmouth Road to the front with a guest suite which can also be reserved for overnight stays. The flat is offered in an attractive decorative state with a large OPEN PLAN sitting/dining room leading into the kitchen with INTEGRATED APPLIANCES. A modified SHOWER ROOM features an easily accessible shower where a UTILITY CUPBOARD can also be found next to the DOUBLE BEDROOM with BUILT-IN wardrobe.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Secure Over 55's Flat
- No Chain
- Well Manicured External Grounds
- Well Finished Internal Décor - Ready To Move In To
- Guest Suite For Visiting Family & Friends
- On Site Manager & 24hr Emergency Call Systems
- Communal Laundry Space & Lounge
- All Amenities Within Walking Distance

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

SETTING THE SCENE

The property is accessed for guests via secure locked gated access to the front with smaller access gate for foot access to the side. A large brick weave car park sits to the front of the property where parking spaces can be reserved for a yearly fee. The front door is accessed via secure key fob doors where the site office can be found immediately to your left. The laundry room is also found on the ground floor just passed the lounge with both stair and lift access.



THE GRAND TOUR

Once inside a neutral décor will greet you where a central hallway allows access into all living accommodation. The main living space comes to the left in the form of an open sitting/dining room with tree lined views out of the double glazed window with all carpeted flooring. Opening from this space is the kitchen featuring an array of wall and base mounted storage units giving way to multiple integrated appliances including a fridge, freezer, oven and hob with extraction above. From the central hallway the bathroom can also be found with extended double shower tray, lowered for easy access with vanity storage and a fully tiled surround. The large double bedroom sits at the end of the hallway with all carpeted flooring and also boasting tree lined views over the manicured gardens beyond. This room also benefits from the addition of built in wardrobes. Sat just next to the main bedroom is a utility cupboard with ability to be used for additional storage easily accessed from the central hallway within the property.

FIND US

Postcode : NR7 0SJ

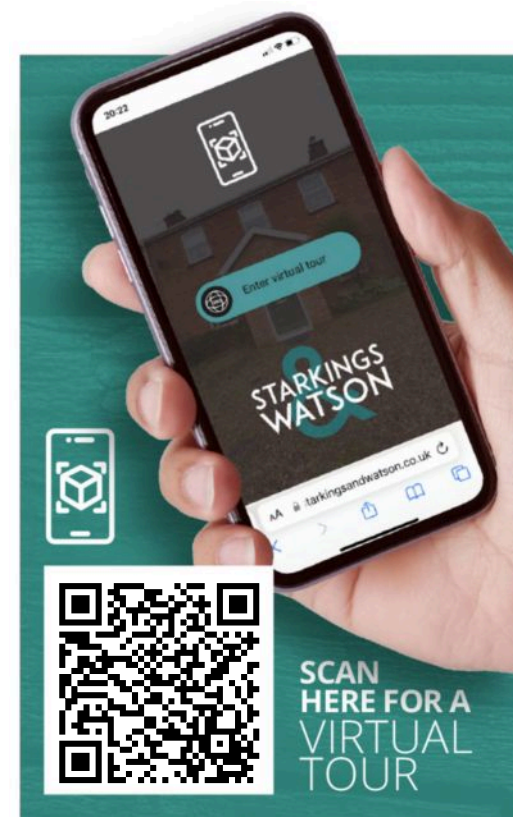
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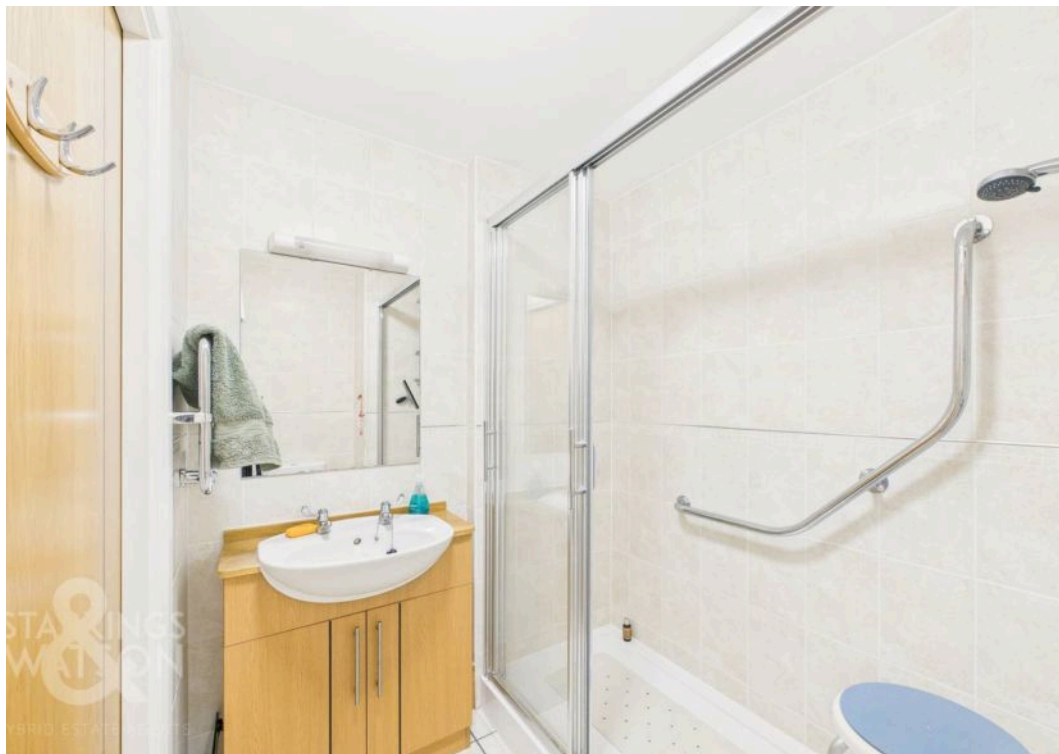
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 111 years remaining on the lease. There is a yearly ground rent charge of £450 and a service charge of £2693. Car parking spaces are also available to secure for a yearly charge of £250 when available. Please check with the site manager when considering parking.



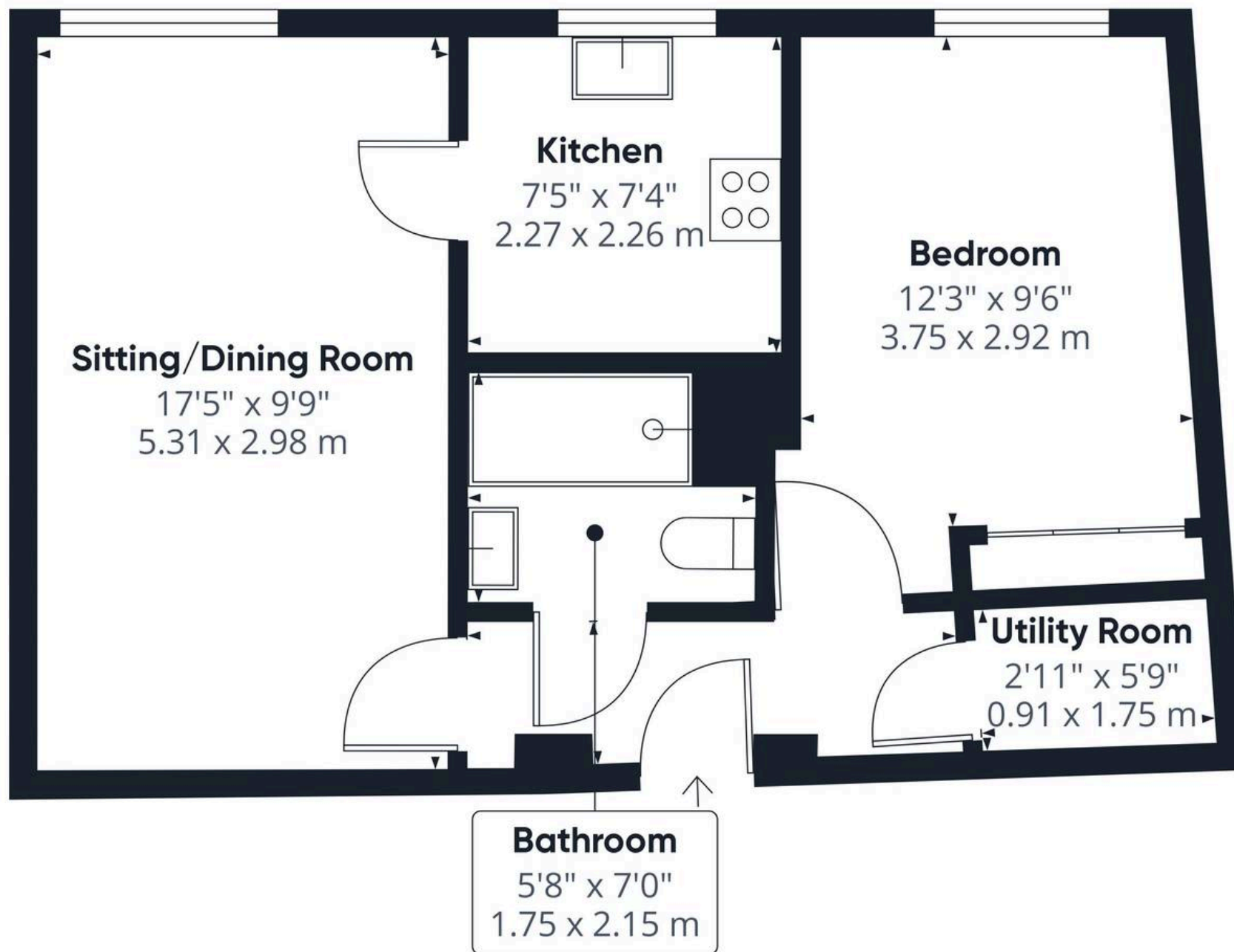




THE GREAT OUTDOORS

Externally there are well manicured tree lined gardens to enjoy with external seating areas. To the front there is non allocated parking as well as parking spaces which can be paid for on a yearly basis. The access from Yarmouth Road is gated for security and privacy with foot access gate to the side and parking on Yarmouth Road for guests when visiting.





Approximate total area⁽¹⁾

455.54 ft²

42.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.