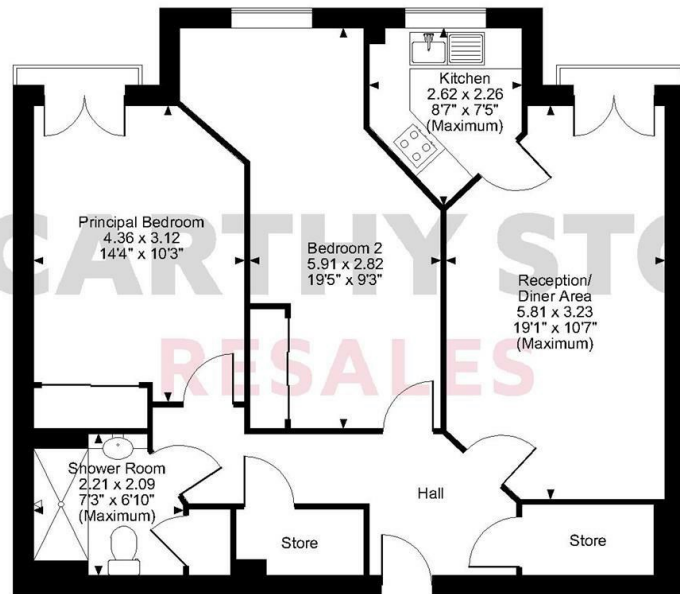
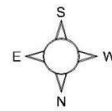


Wherry Court, Yarmouth Road, Norwich, Norfolk  
Approximate Gross Internal Area  
756 Sq Ft/70 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>80</b>	<b>84</b>

**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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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**McCARTHY STONE  
RESALES**

**20 WHERRY COURT  
YARMOUTH ROAD, NORWICH, NR7 0SJ**



A spacious TWO BEDROOM apartment on the second floor with TWO JULIET BALCONIES and sunny SOUTH FACING aspect towards the front of the development. Situated within a desired retirement living development, Wherry Court. ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**PRICE REDUCTION**

**ASKING PRICE £200,000 LEASEHOLD**

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

# WHERRY COURT, YARMOUTH ROAD,

# 2 BEDROOMS £200,000

## 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).

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this light and bright two bedroom apartment with a sunny south facing outlook and views towards the front of the development, perfect to watch the world go by! The apartment is on the second floor and has easy access to the main lift, communal lounge, laundry & refuse. Both the spacious lounge and master bedroom has a Juliet balcony allowing lots of natural light in, the second bedroom provides multiple uses including guest room and/or hobby room and the apartment benefits from significant storage space. \*Early viewings advised\*

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall where the 24-hour Open View emergency response module is situated. From the hallway there is a door to a large storage

cupboard with shelving which also houses the electrical meter and hot water thermal store and a further second large storage cupboard. Light switches, smoke detector, and security entry system with intercom. Doors lead to the shower room, bedrooms and lounge.

## LOUNGE

A spacious lounge with Juliet balcony with south facing aspect and outlook towards the front of the development, allows lots of natural light in and provides ample space for dining (ideally situated in front of the Juliet balcony as per current furniture set up). TV point with the provision for Sky+. Telephone point, two ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fitted kitchen with a range of modern base and wall units, fitted roll edge work surfaces and tiled splash backs. The stainless steel sink with lever tap and drainer sits below the front facing window with blind. Built in oven with space above for microwave / storage. Ceramic four ring hob and cooker hood above. Integral fridge and space for freestanding freezer (can be purchased separately). Ceiling lighting and under pelmet lighting to the wall units.

## MASTER BEDROOM

This generously sized bedroom benefits a Juliet balcony with allows lots of natural light in and has a sunny south facing aspect. Built in mirror fronted double wardrobe. TV point with the provision for Sky+. Telephone point, ceiling light and raised electric power sockets.

## SECOND BEDROOM

Multi functional double bedroom / guest room which could also be used as a dining/ hobby or study room also benefiting from a south facing window. Large triple unit built in wardrobe with mirror fronted sliding doors. Ceiling light and raised electric power sockets.

## SHOWER ROOM

Fully tiled room and fitted suite comprising; large full width shower cubicle with grab rails, foldable seat and glass sliding door. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; heated towel rail. Wall

mounted heater. Door to a large airing / storage cupboard with shelving.

## SERVICE CHARGE

- Visiting House Manager onsite
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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.

The service charge is £4,038.78 per annum (up to financial year end 31/03/2025).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## 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: £495 pr annum

Ground rent review: 1st Jan 2027

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ADDITIONAL SERVICE

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

