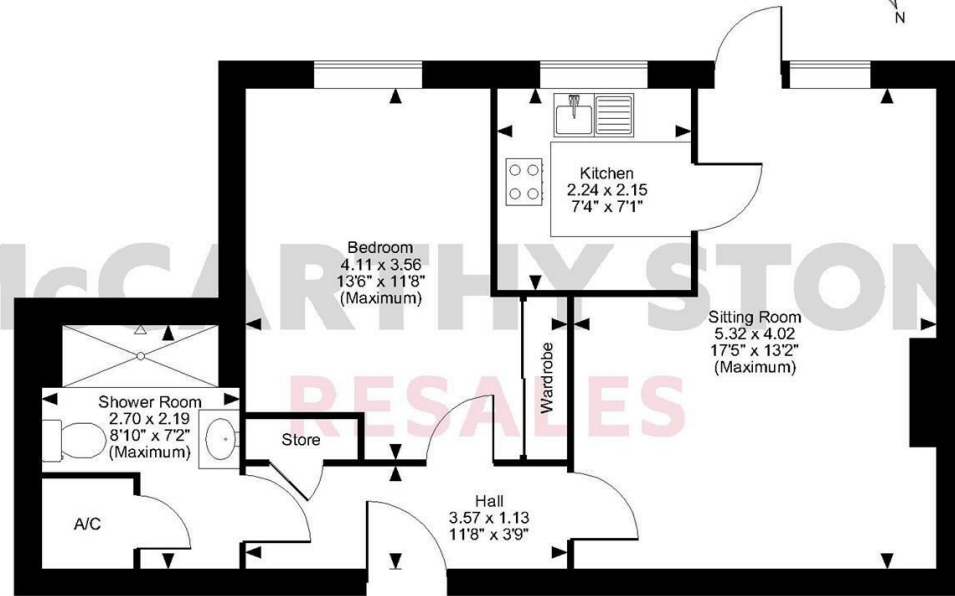
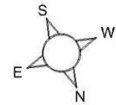


Wherry Court, Yarmouth Road, Norwich, Norfolk
Approximate Gross Internal Area
504 Sq Ft/47 Sq M



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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	86

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

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



A bright and spacious south facing one bedroom retirement apartment with the benefit of a door from the lounge leading to a PATIO AREA with an outlook over the rear landscaped gardens.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £190,000 LEASEHOLD

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

WHERRY COURT, YARMOUTH ROAD, THORPE ST. ANDREW, NORWICH

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

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard, and an additional meter cupboard with shelving. Light switches, smoke detector, and security entry system with intercom. Doors lead to the bedroom, living room and shower room. Electric storage radiator.

LIVING ROOM

A bright and spacious living room with the benefit of French doors opening onto a patio area. TV point with the provision for Sky+. Telephone point. Two ceiling lights. Raised electric power

sockets. Electric storage radiator. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fitted kitchen with a range of modern base and wall units - with under lighting to the wall units. Fitted roll edge work surfaces. Tiled splash backs. A double glazed window positioned in front of the stainless steel sink with lever tap and drainer. Built in oven with easy access side opener. Ceramic hob and cooker hood above. Washing machine. Integral fridge and freezer. Wall mounted heater.

BEDROOM

This spacious bedroom benefits from a fitted mirrored wardrobe. Double glazed window. TV point with the provision for Sky+. Telephone point. Two ceiling lights. Raised electric power sockets. Electric storage radiator.

SHOWER ROOM

Fully tiled room and fitted suite comprising; large shower cubicle with grab rails; WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; heated towel rail. Airing cupboard containing the hot water thermal store is in the shower room. Wall mounted heater.

SERVICE CHARGE

- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - 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.

Service charge: £2,692.52 per annum (for financial year end 31/03/2025)

1 BED | £190,000

****Entitlements Service**** Check out benefits you may be entitled to, 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

125 years from 1st Jan 2012
Ground rent: £425 per annum
Ground rent review: 1st Jan 2027

ADDITIONAL SERVICES

**** Entitlements Service**** Check out benefits you may be entitled to, 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

ADDITIONAL INFORMATION

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

