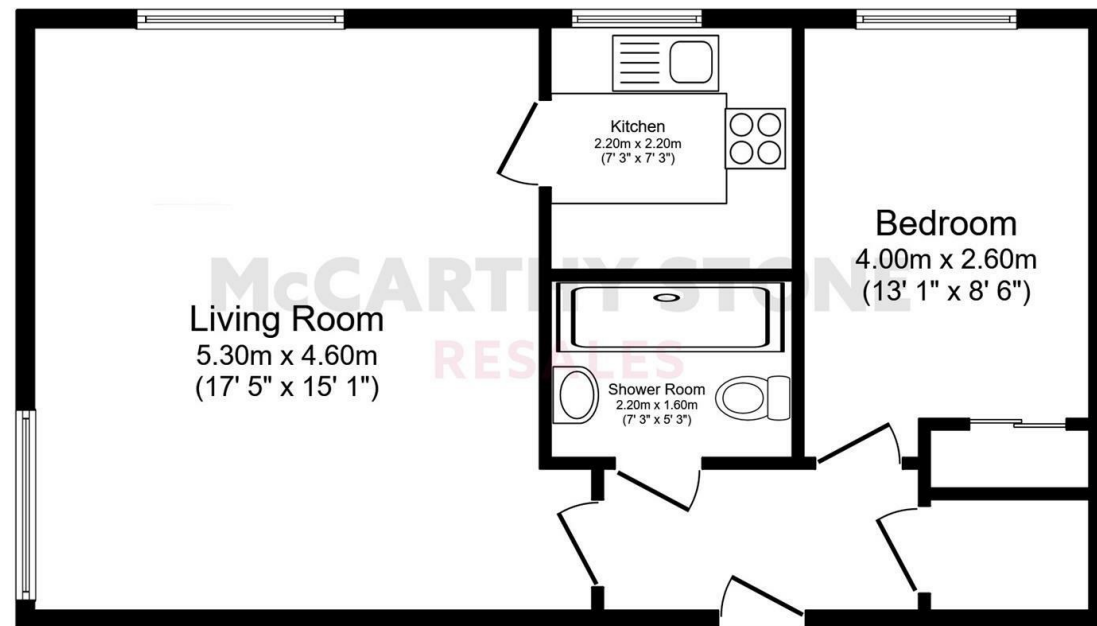


McCARTHY STONE RESALES

46 WHERRY COURT YARMOUTH ROAD, NORWICH, NR7 0SJ



Total : 50.9 sq.m. (548 sq.ft.) approx

Printed Contact Details...
Sizes and dimensions are approximate, actual may vary.

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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		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A spacious one bedroom PENTHOUSE apartment with REAR GARDEN VIEWS within a POPULAR MCCARTHY STONE retirement living development.

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

PRICE REDUCTION

ASKING PRICE £150,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WHERRY COURT, YARMOUTH ROAD,

1 BEDROOMS £150,000

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

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this beautifully spacious one bedroom penthouse (fourth floor) apartment with views towards the rear gardens. The apartment is neutrally decorated throughout enabling any new owner to make it their own! *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, and an additional meter cupboard with shelving. Light switches, smoke detector, electric storage radiator and security entry system with intercom. Doors lead to the lounge, bedroom and shower room.

LOUNGE

A bright and spacious lounge with the benefit of dual aspect which provides views towards the gardens at the rear and allows lots of natural light in. The room provides ample space for dining. TV point with the provision for Sky+. Telephone point, two ceiling lights and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fitted modern kitchen with a range of modern base and wall units - with under lighting to the wall units, fitted roll edge work surfaces and tiled splash backs. Stainless steel sink with lever tap and drainer sits below the rear garden facing window with blind. Built in oven with easy access side opener and space above for microwave. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

BEDROOM

A double bedroom with a window providing rear garden views and has the benefit of a built wardrobe with mirror fronted sliding doors. TV point with the provision for Sky+. Telephone point, ceiling light and raised electric power sockets.

SHOWER ROOM

Fully tiled room and fitted suite comprising; large shower cubicle (covering the full width of the room) with grab rails and glass screen; WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; heated towel rail. Wall mounted heater.

SERVICE CHARGE

- Onsite house manager, during working hours
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

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.

Service charge: £2,692.52 per annum (for 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: £425 per annum

Ground rent review: Jan 2027

ADDITIONAL SERVICES

- ** 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.

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

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

