



## Ber Street, Norwich, NR1 3ED

£180,000

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SHOWERROOM
- AMPLE STORAGE
- COMMUNAL CAR PARK & LOUNGE
- DEVELOPMENT FOR THE OVER 55'
- GENEROUS SITTING/DINING ROOM WITH ACCESS TO OUTSIDE
- FITTED KITCHEN
- DOUBLE GLAZING & ELECTRIC HEATING
- 24 HOUR CALL SYSTEM



# Ber Street, Norwich, NR1 3ED

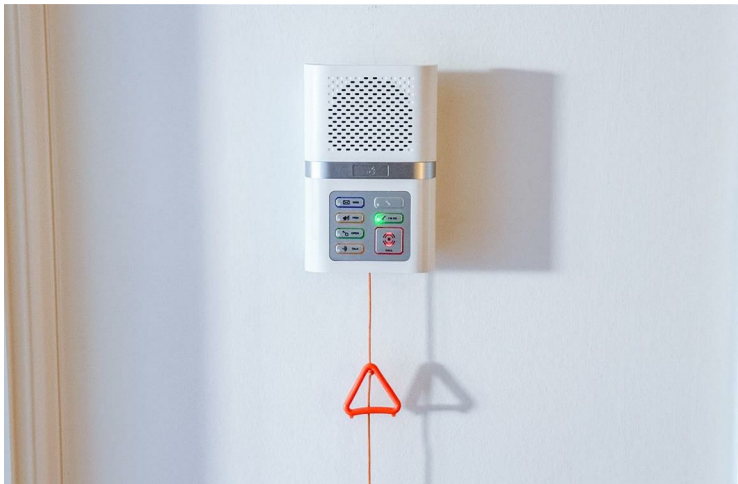
A MCCARTHY & STONE DEVELOPMENT FOR THE OVER 55'S...

Located in the heart of the city centre, within a short walk of all of the local amenities is this well presented ground floor apartment, being offered with no onward chain. The benefits of this development include a communal lounge, an on site manager, 24-hour emergency call system, an intercom entry system and a communal car park which is operated on a first come, first served basis. The accommodation consists on a spacious entrance hall, two bedrooms, with the master having built in wardrobes, a shower room, a generous sitting/dining room and a fitted kitchen with an integrated fridge and freezer, electric hob and oven. The apartment has the benefit of UPVC double glazed windows and electric heating.

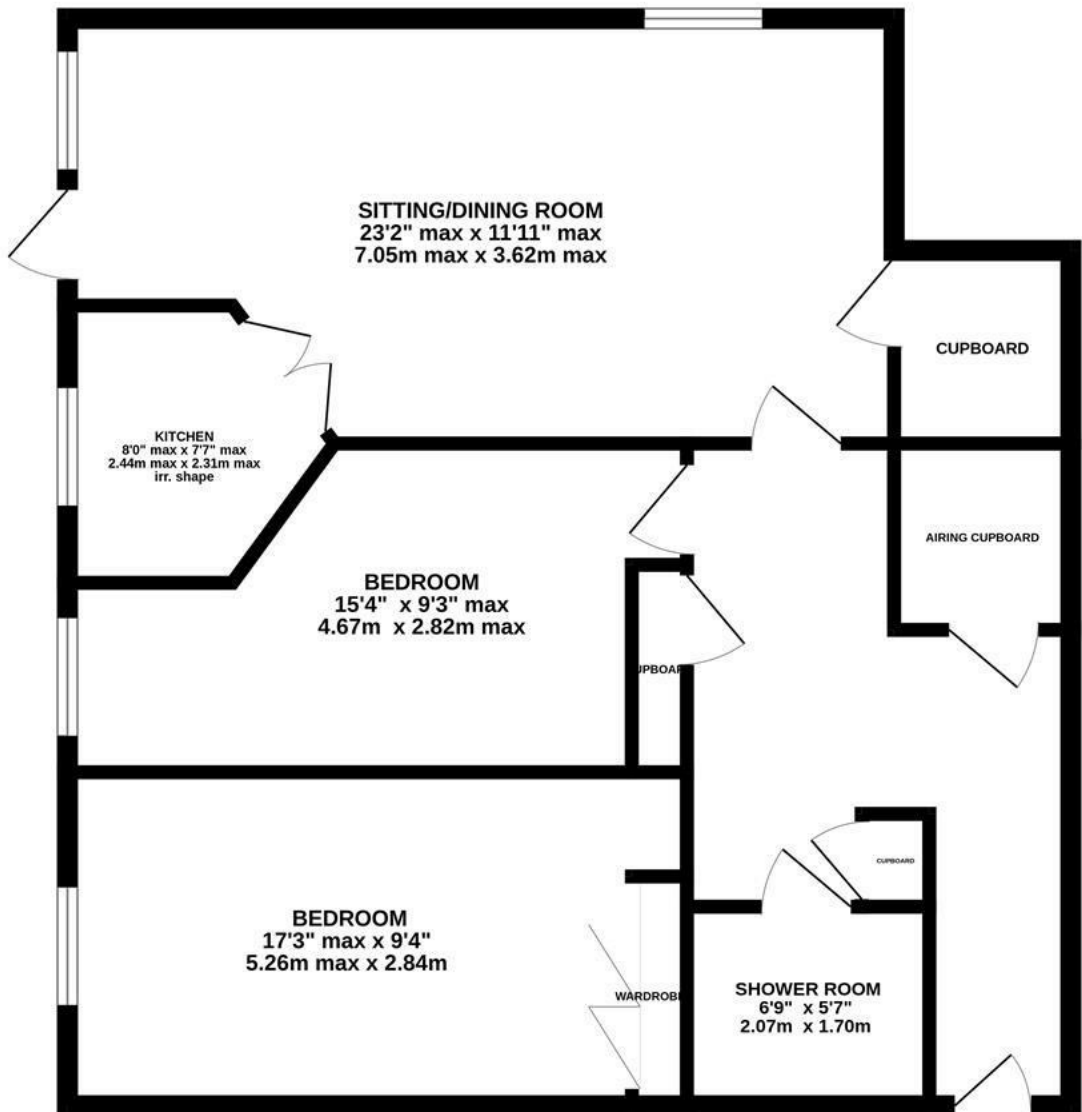
## Leasehold Information

Remaining lease term: 106 years  
Annual Service Charge: £4264.40  
Annual Ground Rent: £460

Council Tax Band - C



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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>	73	82
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	





