Excellent

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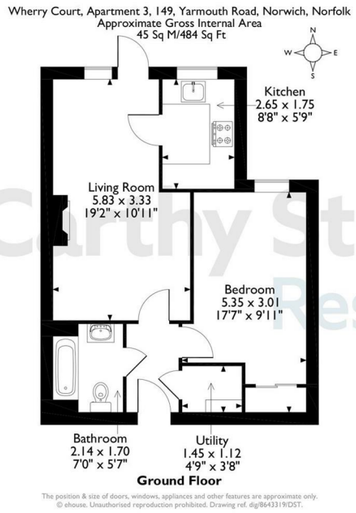


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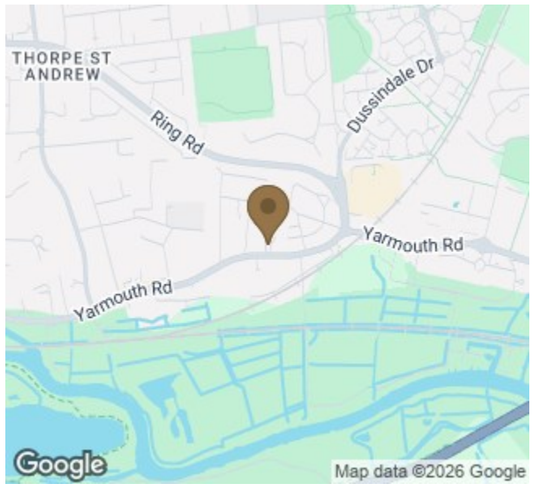


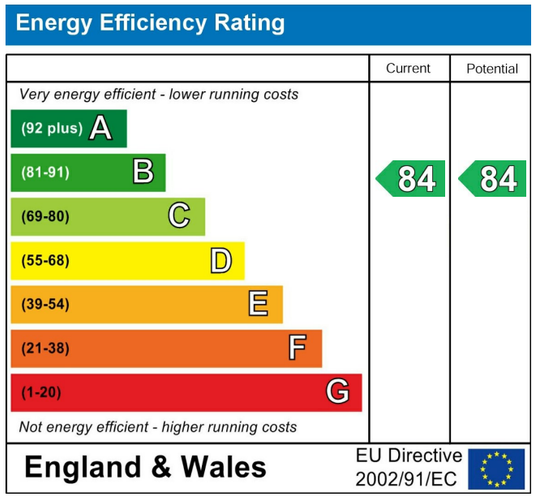


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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman










## 3 Wherry Court

Yarmouth Road, Norwich, NR7 0SJ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Wherry Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £180,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Beautiful communal gardens
- Onsite house manager
- Communal lounge
- Guest suite for family and friends
- Lift to all floors
- 24-hour emergency call systems
- Secure entry systems
- Fire detection equipment
- Laundry room
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 3 Wherry Court, Norwich

1 | 1 | Asking price £180,000

## Wherry Court
Wherry Court, comprising 48 one and two bedroom apartments, has been 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
A well presented ONE BEDROOM apartment situated on the GROUND floor with FRENCH DOORS opening onto PATIO area which is perfect for a bistro table to enjoy the VIEWS OVER COMMUNAL GARDENS. Modern kitchen, Spacious double bedroom and fitted bathroom suite. Wherry Court, a McCarthy Stone retirement development is nestled in Thorpe St Andrew.

## 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, electric storage radiator and security entry system with intercom. Doors lead to the lounge, bedroom and bathroom.

## Bedroom
A generously sized double bedroom with built in mirrored sliding wardrobe with rail for ample clothes storage. Wallpapered feature wall to rear of room. Raised electrical sockets for convenience. Ceiling lightpoint.

## Bathroom
A fully fitted suite with bath and chrome taps, vanity cabinetry with basin seated above, wall mounted mirror with additional lighting. Neutrally tiled from floor to ceiling.

## Kitchen
A modern kitchen with a range of wooden effect wall and base cabinets for ample storage with laminate roll top worktops over. Stainless steel sink with chrome mixer tap sits beneath double glazed window with views over the communal gardens. Integrated appliances to include four ring electric hob with extractor hood over, integrated fridge/freezer and waist height electric oven.

## Living Area
A light and spacious living area, well presented throughout with ample space for dining. French door leading onto patio area which is perfect for a bistro table to enjoy views of the immaculate communal gardens.

## Moving Made Easy & Additional Infomation
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

• Full Fibre Broadband available

• Mains water and electricity
• Electric room heating
• Mains drainage

## Service Charges
• 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.

Annual service charge: £2,827.91 for financial year end 31/03/2027

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

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

## Parking
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.

















