# 10 Wherry Court, 149 Yarmouth Road | Thorpe St. Andrew | Norwich | NR7 0GJ

## £195,000

**OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well presented two-bedroom McCarthy & Stone first-floor apartment, exclusively for the over-55s, perfectly positioned in the highly sought-after suburb of Thorpe St Andrew, just east of Norwich. Enjoying a convenient location close to the lift, this charming home features a bright and spacious lounge, a well-appointed kitchen, a modern shower room two generous bedrooms, all enhanced by double glazing and electric heating. Residents can take full advantage of the excellent communal facilities including a welcoming lounge, laundry room and optional social activities, creating a warm and friendly community atmosphere, while outside boasts attractively landscaped gardens and residents' parking. Offered with no onward chain, this is a superb opportunity for comfortable, secure and independent living, and early viewing is highly recommended.

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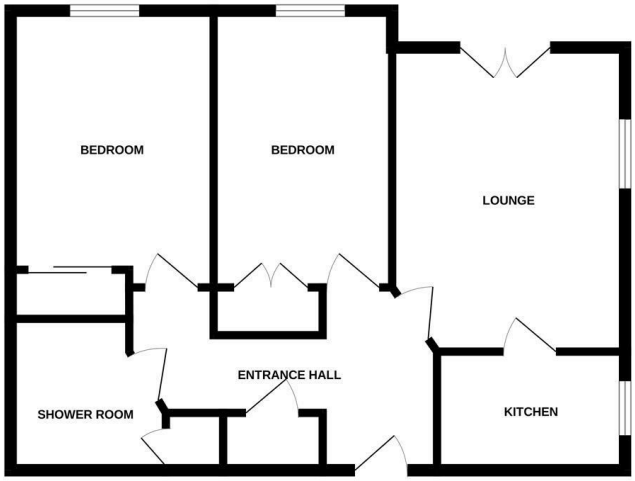
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 I sales@gilsonbailey.co.uk

FIRST FLOOR




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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## Location
Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

## Accommodation Comprises
Secure intercom entry with stairs and lift to first floor. Front door to:

## Entrance Hall
Doors to lounge, two bedrooms and shower room.

## Lounge 14'6" x 11'1"
Double glazed window, doors to Juliet balcony, electric heater.

## Kitchen 9'0" x 5'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window.

## Bedroom One 12'6" x 9'7"
Double glazed window, electric heater, built in wardrobe.

## Bedroom Two 13'1" x 8'5"
Double glazed window, electric heater.

## Shower Room 7'4" x 6'9"
Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

## Outside
Access to the stunning communal gardens, these are mainly located to the rear and side and are lawned with various seating areas and allotment area. To the front, electric gates open up off Yarmouth Road to a brick weaved residents parking area, parking spaces are available to rent on an annual basis, subject to availability.

## Local Authority
Broadland District Council, Tax Band B.

## Tenure
Leasehold- 125 years from and including 1 January 2012. Please note ground rent is £495 per annum and service/maintenance charges are £353.49 per month. For further information, please contact the office.

## Utilities
Fibre to the property.
Mains water and electric.

## Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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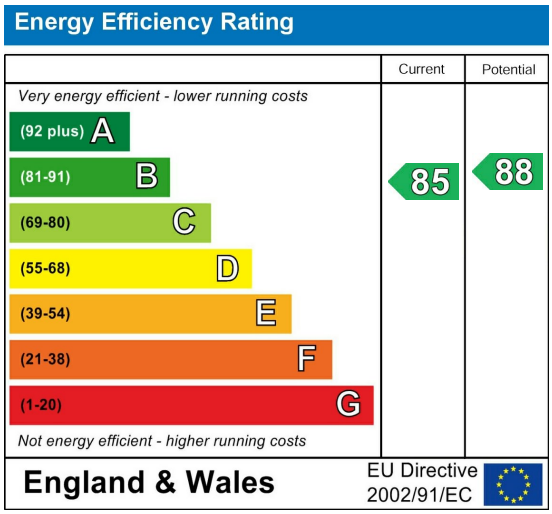


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Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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