



6 Wherry Court | 149, Yarmouth Road | Thorpe St

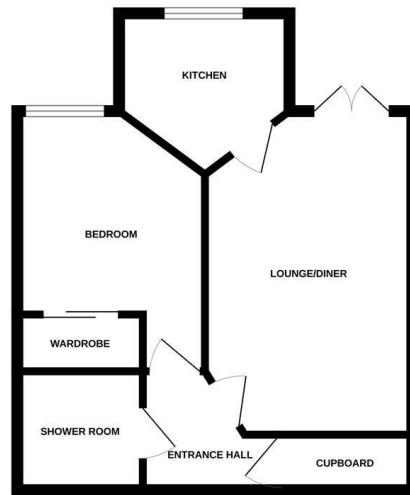
Apartment | NPF 067

£170,000

****OVER 60'S APARTMENT WITH ITS OWN PATIO SEATING AREA**** Gilson Bailey are delighted to offer this beautifully presented McCarthy & Stone ground floor one-bedroom retirement apartment, exclusively for the over-60s and offering comfortable, secure and low-maintenance living in a welcoming community environment. Finished to an excellent standard throughout, the accommodation comprises a communal entrance with a spacious residents' lounge, a private entrance hall, a bright and airy open-plan lounge/diner, a quality fitted kitchen, a modern shower room and a generous double bedroom. The apartment further benefits from double glazing, electric heating and tasteful décor throughout, allowing any new owner to move straight in and enjoy. Residents also have access to a range of superb communal facilities, including a laundry room, a guest suite for visiting family and friends, and a peaceful seating area with direct access to beautifully maintained landscaped gardens, providing the perfect place to relax and socialise. Combining independence with peace of mind in a highly regarded development, this wonderful apartment offers an exceptional retirement lifestyle and early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/05/12

Location

Wherry Court is set back off Yarmouth Road in the desirable area of Thorpe St Andrew to the east of Norwich with excellent access to a good selection of amenities including doctors, dentist, supermarket, popular local pubs and restaurants and a bus stop outside the complex giving good public transport in and out of the city centre. There is also great access to the A47 southern bypass.

Accommodation Comprises

Secure intercom entry with front door to:

Entrance Hall

Doors to lounge/diner, bedroom and shower room.

Lounge/Diner 18'11" x 11'0"

Door to rear, electric heater.

Kitchen 8'5" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and freezer, wall heater, double glazed window.

Bedroom 15'0" x 8'11"

Double glazed window, electric heater, built in wardrobe.

Shower Room 6'9" x 5'7"

Shower cubicle, low level WC, hand wash basin, extractor fan, wall heater.

Outside

Patio seating area with easy 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

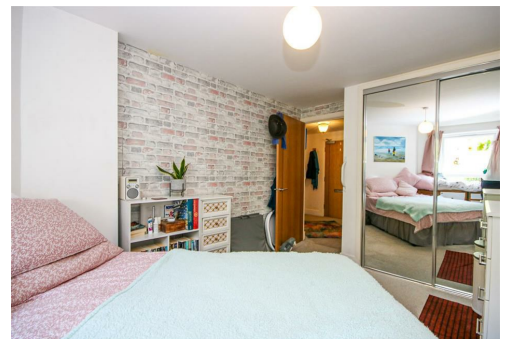
Leasehold- 125 years from and including 1 January 2012. Please note ground rent is £450 per annum and service/maintenance charges are £2827.91 per annum. For further information, please contact the office.

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.



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		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

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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