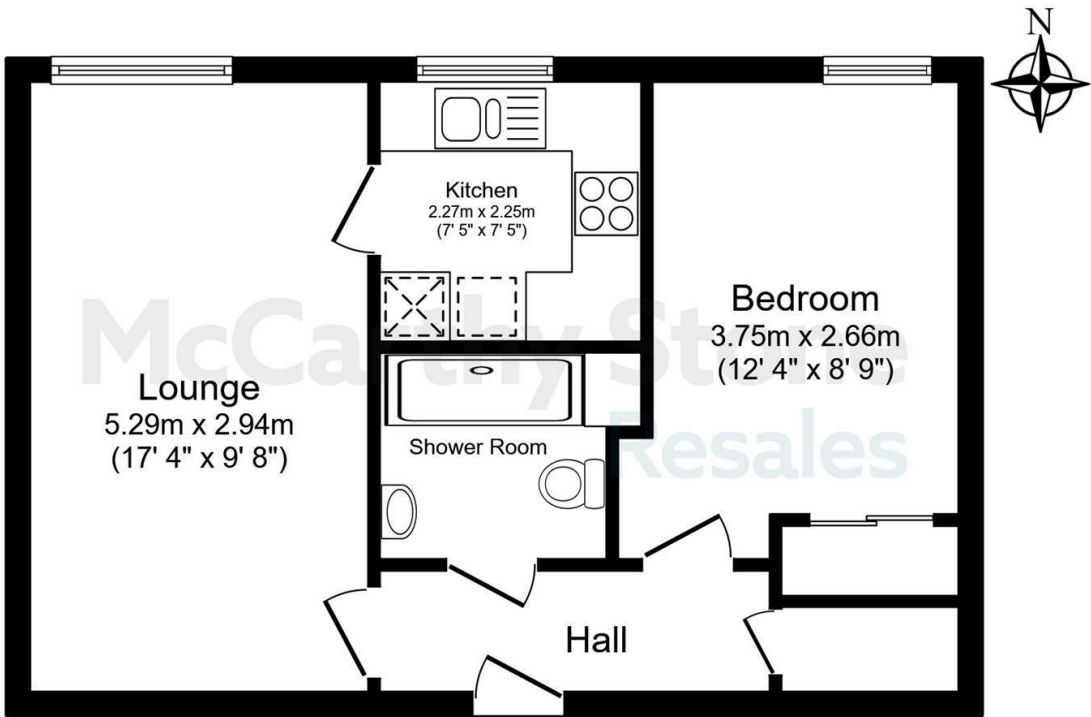


42 Wherry Court,
149 Yarmouth Road, Norwich, NR7 0SJ



Total floor area 42.7 sq.m. (460 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



Asking price £115,000 Leasehold

This LOVELY ONE BEDROOM, THIRD FLOOR retirement apartment offers views of the LANDSCAPED COMMUNAL GARDENS.

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Wherry Court, 149 Yarmouth Road, Thorpe St. Andrew, Norwich

Wherry Court

Wherry Court, comprising 49 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.

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, and security entry system with intercom. Doors lead to the shower room, bedroom and living room. Electric storage radiator.

Lounge

This living room is bright and welcoming, with large windows allowing plenty of natural light to flood the space. The room features a TV point with provision for Sky+, a telephone point, two ceiling light fittings, and raised electrical power sockets for added convenience. An electric storage radiator provides heating, while partially glazed doors lead through to the separate kitchen.



Kitchen

This well appointed fitted kitchen features a range of modern base and wall mounted units complemented by roll edge work surfaces and stylish tiled splashbacks. A double-glazed window overlooking the communal gardens provides plenty of natural light and is positioned above the stainless steel sink with a drainer and contemporary mixer tap. The kitchen is equipped with a built-in oven featuring a convenient side opening door, a ceramic four ring hob with an extractor hood above, and integrated fridge and freezer. A wall mounted heater completes the space.

Bedroom

This spacious and bright bedroom benefits from a large built in double door mirrored wardrobe, providing excellent storage. A double-glazed window allows for plenty of natural light, while TV, telephone and power points offer added convenience. The room is completed with a wall mounted panel heater, creating a comfortable and practical living space.

Shower Room

The fully tiled shower room is fitted with a contemporary suite comprising a spacious walk in shower cubicle with grab rails, a WC, and a vanity unit with an inset wash basin and illuminated mirror above. Additional features include a shaver point, heated towel rail, and an emergency pull cord, providing both comfort and peace of mind.

Service Charge (breakdown)

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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.



1 Bed | £115,000

The Service charge is £2,827.91 for the financial year ending 31/03/27.

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

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

125 years from 1st Jan 2012

Ground Rent

Annual fee - £495

Moving Made Easy & Additional Information

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

