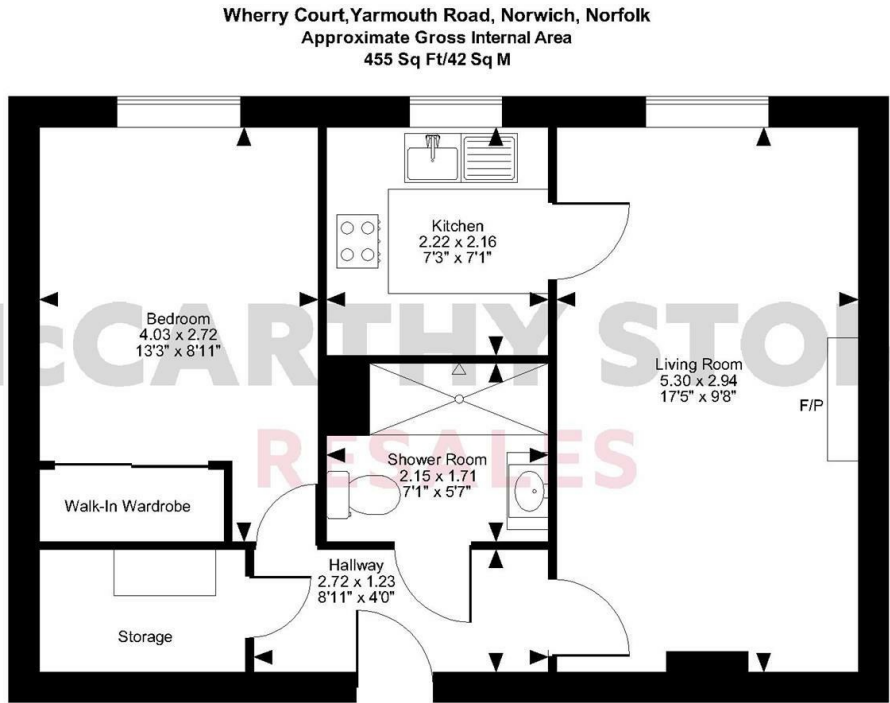




Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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41 Wherry Court

Yarmouth Road, Norwich, NR7 0SJ

PRICE
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PRICE REDUCTION

Offers in the region of £115,000 Leasehold

A bright and spacious one bedroom WEST FACING apartment with GARDEN OUTLOOK positioned on the top floor within a POPULAR MCCARTHY STONE retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	

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Wherry Court, Yarmouth Road, Thorpe St.

1 Bed | £115,000

Wherry Court

Wherry Court, comprising 48 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).

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment with garden views and a sunny west facing aspect. The apartment is positioned on the third floor which can be accessed via the lift.

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 airing / storage cupboard. Light switches, smoke detector, electric storage radiator and security entry system with intercom. Doors lead to the lounge, bedroom and shower room.

Lounge

A bright and spacious lounge with a west facing aspect and views towards the well maintained communal gardens and the

room provides ample space for dining. TV point with the provision for Sky+. Telephone point. two ceiling lights and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Fitted modern kitchen with a range of modern base and wall units - with under lighting to the wall units, fitted roll edge work surfaces and tiled splash backs. A garden facing window with blind is positioned above the stainless steel sink with lever tap and drainer. Built in oven with easy access side opener and space above for microwave. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

Bedroom

This spacious west facing bedroom with garden facing outlook, has the benefit of a fitted wardrobe with mirror fronted sliding doors. TV point with the provision for Sky+. Telephone point, ceiling light and raised electric power sockets.

Shower room

Fully tiled room and fitted suite comprising; large shower cubicle with grab rail and glass sliding door; WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; Heated towel rail and wall mounted heater.

Service charge

- 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.

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

****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
Lease: 125 years from 1st Jan 2012
Ground rent: £425 per annum
Ground rent review: 1st Jan 2027
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Information
**** Entitlements Service**** Check out benefits you may be entitled to.
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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