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Yarmouth Road . Norwich . NR7 0SJ



**£175,000**

## IDEAL FOR RETIREMENT OR INVESTMENT PURCHASE.

Wherry Court is a modern, very well presented, top of the range residential development for people who are over 60 years of age and who maintain an independent and active lifestyle. It offers residents the opportunity to live in a mature community with a vibrant social calendar. The site is only 3 years old and is still presented in excellent order. There is a wealth of local amenities near by which include a supermarket, pharmacy, pubs, walks along the river and a bus route into the city centre.

**\*Buyers Incentive\*** The current vendor is offering to cover one years service charge and ground rent (£2433.32) upon purchase.

This smart, well presented apartment offers no chain above - With vibrant community spirit, lovely residents lounge area and well maintained gardens -

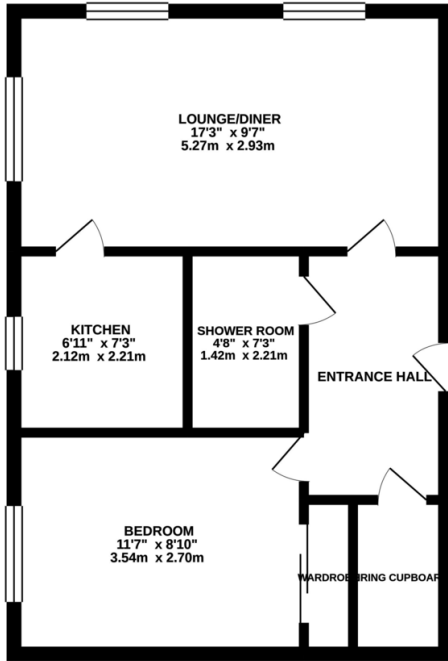
The apartment is located on a corner position enjoying south facing windows with accommodation comprising one double bedroom, living room with dining area, modern style fitted kitchen and contemporary bathroom.



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GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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