







56 Warminger Court Ber Street I I Norwich I NR1 3ED

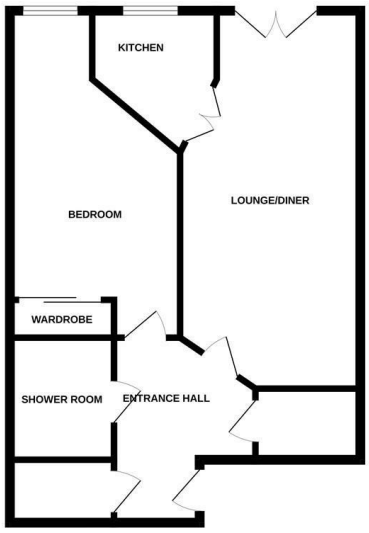
Guide Price £100,000

GUIDE PRICE £100,000 - £110,000 - THIRD FLOOR RETIREMENT APARTMENT IN THE HEART OF THE CITY CENTRE WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented, one bedroom third floor retirement apartment, situated within a McCarthy & Stone development in the very heart of Norwich City Centre, directly opposite John Lewis. Offering comfortable, secure and convenient retirement living, this attractive apartment is perfectly positioned to enjoy the excellent range of shops, restaurants, cafés and amenities that the City has to offer, all within easy reach. Presented in good condition throughout, the accommodation comprises a welcoming entrance hall leading into a spacious and inviting lounge/diner, providing a lovely space for relaxing and entertaining, alongside a fitted kitchen, well-proportioned bedroom and shower room. The development benefits from a fantastic range of communal facilities designed to provide comfort, convenience and peace of mind, including an on-site manager, 24-hour emergency call system, welcoming communal residents' lounge and laundry room, creating a friendly and supportive environment for residents. Outside, there is the added advantage of a residents' and visitors' car park providing ample off-road parking on a first come, first served basis. Further benefits include double glazing and electric heating. Combining comfortable accommodation, excellent communal facilities, added security and an exceptional City Centre location directly opposite John Lewis, this appealing retirement apartment presents a wonderful opportunity for those seeking convenient and low-maintenance living, so be quick to book a viewing to fully appreciate the location and lifestyle on offer.

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THIRD 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
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

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

Entrance Hall
Doors to lounge/diner, bedroom, shower room and two large cupboards.

Lounge/Diner 24'0" x 10'11"
Doors to Juliet balcony, electric heater.

Kitchen 7'3" x 7'3"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, double glazed window.

Bedroom 22'0" x 9'1"
Double glazed window, electric heater, built in wardrobe.

Shower Room 6'11" x 6'9"
Shower cubicle, low level WC, hand wash basin, extractor.

Outside
Communal lawned areas and patio with well-kept plants and shrubs. Residents parking on a first come first served basis.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Term: 125 years from 1 February 2005
Service Charge: £1837.50 six monthly
Ground Rent: £197.50 six monthly

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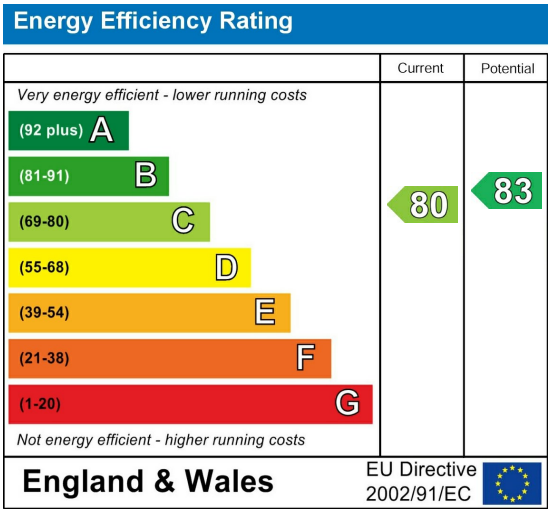
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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