



37 Warming Court Ber Street, Norwich

Norwich



£110,000
Minors & Brady

37 Warminger Court Ber Street

Norwich, Norwich

Set within a well-maintained McCarthy Stone development in the centre of Norwich, this one-bedroom second-floor apartment offers secure, comfortable living exclusively for the over 55s. A private intercom entry system provides peace of mind, with both lift and stair access to all floors. Inside, the property is presented in good decorative order, with a generous lounge/diner filled with natural light, an electric fireplace, and French doors leading to a neatly fitted kitchen complete with integrated appliances. The double bedroom includes a built-in wardrobe, while the bathroom has been thoughtfully designed with partially tiled walls, fitted storage, and support rails for added safety. Residents benefit from an on-site manager, a 24-hour emergency call system, use of a sociable communal lounge, and access to off-street parking on a first-come, first-served basis.

Location

Warminger Court is situated on Ber Street, just a short stroll from Norwich city centre. This prime location provides excellent access to a wide range of amenities, including supermarkets, coffee shops, pharmacies, and healthcare facilities. Residents benefit from nearby bus routes and easy links to Norwich Train Station, making travel convenient whether heading into the city or further afield. Castle Mall, Riverside Retail Park, and the historic Norwich Castle are all within walking distance, offering shopping, dining, and leisure right on your doorstep. The area has a friendly and walkable feel, with green spaces like Chapelfield Gardens a short distance away. The cathedral and riverside walks offer peaceful spots just beyond the hustle of the city. Whether you enjoy independent shops or well-known high street names, the location caters to both.



M&B



M&B

37 Warminger Court Ber Street

Norwich, Norwich

Ber Street, Norwich

As you step into the building, a sense of calm and security sets the tone. The entrance is well-maintained and equipped with an intercom system, and residents have the ease of using either the stairs or the lift to reach the upper floors.

Inside the apartment, a welcoming hallway greets you with practical built-in storage cupboards, ideal for coats, shoes, and daily essentials. From here, you're drawn into the generous lounge/diner – a light-filled room with soft carpet underfoot, an electric fireplace creating a cosy focal point, and generous natural light enhancing the overall warmth of the space. French doors open through to the kitchen, which has been neatly fitted with a range of wall and base units, good worktop space, tiled splashbacks, and integrated appliances including a fridge, freezer, built-in oven, and a four-ring electric hob with extractor.

The bedroom is a well-proportioned double, offering fitted carpet, an electric heater, and built-in wardrobes providing convenient storage.

The bathroom is well equipped with a panelled bath and shower over, a low-level WC, a hand-wash basin with vanity storage, and support rails thoughtfully placed for those with mobility needs. Partial tiling and an extractor fan complete the space with a practical finish.



M&B

37 Warming Court Ber Street

Norwich, Norwich

Additional features include double glazing throughout, a helpful on-site house manager, and a 24-hour emergency call system offering peace of mind. Residents also enjoy access to a bright communal lounge where social events are often held, and there is a shared car park available on a first-come, first-served basis.

Agents notes

We understand that the property will be sold leasehold, connected to

Heating System- Storage Heaters

Council Tax Band-B

Exclusively for residents aged 55 and over

Approx. 100 years remaining on the lease

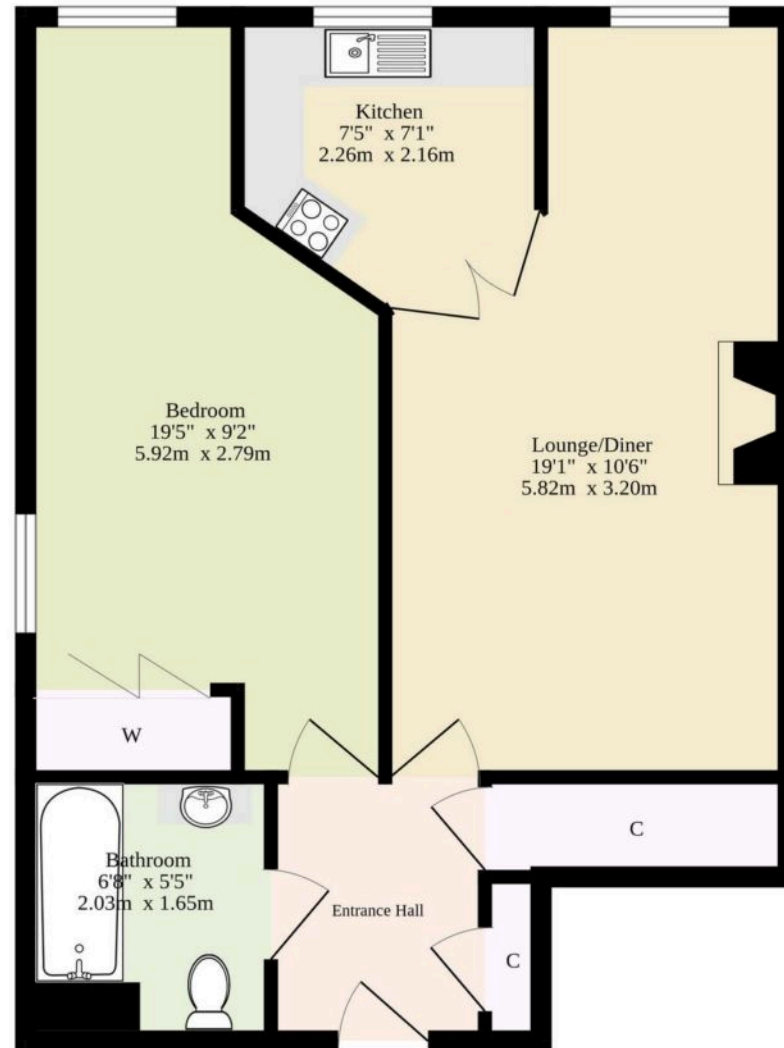
Ground rent: £195 paid half-yearly

Maintenance fee: £1,095 paid half-yearly



M&B

560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

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.
Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk