



Block at Cambridge Court | | Norwich | NR2 2BB


Guide Price £815,000

****CALLING ALL INVESTORS**** Gilson Bailey are delighted to offer this FANTASIC INVESTMENT OPPORTUNITY in the sought after GOLDEN TRIANGLE area of Norwich. A buyer has the chance to purchase 3 TWO BEDROOM FLATS, 3 STUDIO APARTMENTS AND 6 EN-BLOC GARAGES . The properties have been successfully let for many years with a mix of long term tenants and some more recent ones. The flats benefit from a LONG 999 YEAR LEASE AND LOW SERVICE CHARGE. For further details please contact the office on 01603 764444.

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

Tenure

Leasehold

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.

<https://www.gilsonbailey.co.uk>
 01603764444