

Lewis  
King



Norris House, Crewe, CW1 3EJ

Offers over £100,000



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Offers over £100,000

# Norris House

Crewe, CW1 3EJ

- No Onward Chain
- Council Tax Band B
- Superb Investment Opportunity
- Close to Town Centre
- Allocated Parking
- Two Double Bedrooms
- Two Bathrooms

**\*LANDLORDS ONLY - SUPERB RENTAL OPPORTUNITY WITH A SITTING TENANT AND A 9% YIELD!\***

Found as part of a popular development on the outskirts of Crewe town centre, this top floor and larger than average apartment boasts plentiful living space and two large double bedrooms in addition to two bathrooms and an allocated parking space. A fantastic find for any aspiring first-time buyers or buy to let investors with its 9% gross rental yield, equating to a 7.8% net yield when associated leasehold fees are taken into account.

The accommodation briefly comprises; a large separate lounge, spacious kitchen/diner with integrated oven and gas hobs, master bedroom with access off to a shower room ensuite, second double bedroom, a three-piece suite family bathroom, and finished with two separate storage cupboards.

The property is part of a small block of only 6 apartments and is accessed via a communal entrance with stairs leading up to the top floor. There is one allocated parking space and the estate itself is located only a short walk from Crewe town centre and all necessary amenities.

To arrange a viewing or for more information then please contact Lewis King Estate Agents at your earliest convenience!



**Lounge**

12'9" x 13'9" (3.9 x 4.2)

**Kitchen/Diner**

13'9" x 10'9" (4.2 x 3.3)

**Bedroom One**

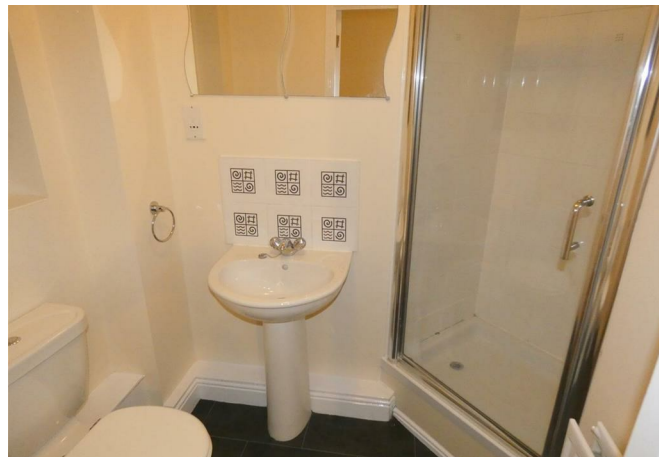
9'10" x 13'9" (3 x 4.2)

**Bedroom Two**

9'10" x 10'2" (3 x 3.1)

**Bathroom**

7'2" x 5'10" (2.2 x 1.8)



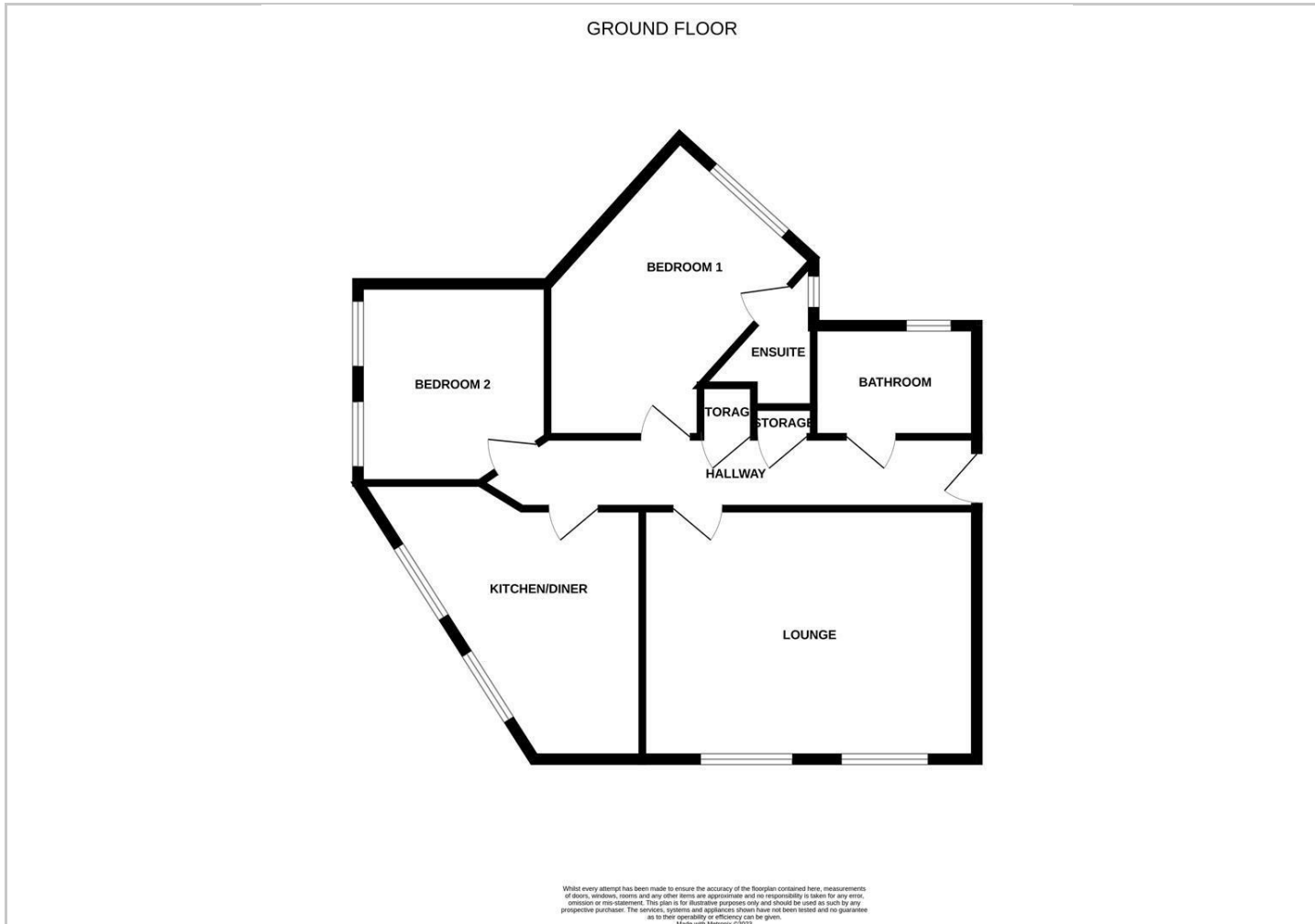


Directions





## Floor Plans

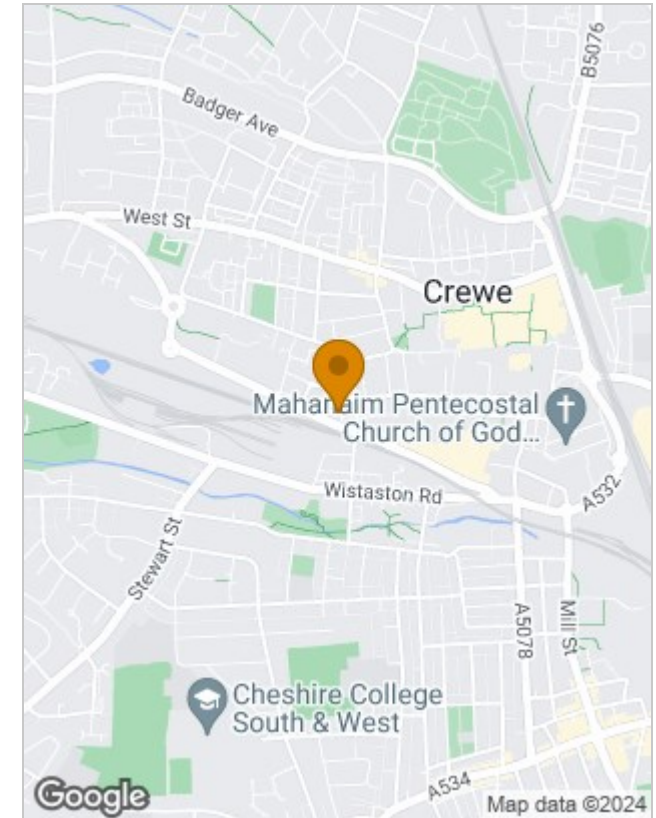


## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

