

ARLINGTON  
PARK



Unthank Road  
Norwich, NR2 2RR  
£800,000



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**This attractive semi-detached property presents a compelling opportunity for buy-to-let investors seeking a reliable income stream. Featuring six self-contained flats with a mix of studio and 1-bedroom options, the property boasts strong occupancy with existing tenants and the potential to increase rental income in some units.**

- Shared Freehold
- 6 Self Contained Units/Flats
- Tenants In-situe
- Ground Rent and Service Charge Currently £75pcm (Per Flat)
- Potential Gross Rental Yield of 7.5%
- Some Parking Available
- Recent Fire System Installation



Arlington Park are proud to present this attractive property on Unthank Road featuring 6 self contained apartments providing an excellent opportunity to a buy to let investor looking to add to their portfolio.

5 of the properties are currently occupied and all occupants wish to remain at the property, the 6th has recently undergone partial renovation and is a blank canvas for the new owner to create a space to their design. The property benefits from a new fire safety system installed in recent months.

**Flat A (Basement Studio):** This recently redecorated studio apartment boasts built-in wardrobes, a separate kitchen space, and a bathroom with a utility cupboard. It currently achieves a rental income of £750 per calendar month (pcm).

**Flat B (Ground Floor 1-Bedroom):** This ground-floor flat offers an open-plan living space, a separate utility room, a bathroom, and a bedroom with built-in wardrobes. Additionally, it comes with a designated parking space at the rear of the property. The current rental income sits at £900pcm.

**Flat C (First Floor 1-Bedroom):** This first-floor flat mirrors Flat B's layout, featuring an open-plan living space, a separate utility room, a recently updated bathroom, and a bedroom with built-in wardrobes. It also benefits from a designated parking space at the rear and achieves a rental income of £925pcm.

**Flat D (Attic 1-Bedroom):** This attic flat offers an open-plan living space with a recently updated bathroom and a bedroom with built-in wardrobes. While the current rental income is £700pcm, market value suggests it could reach around £850-£875pcm.

**Flat E (Ground Floor 1-Bedroom - Renovation Opportunity):** Located at the rear of the property, this flat currently presents a blank canvas for your design vision. While currently an empty shell with only plaster finish, power and water services remain active and in place. Its estimated rental value sits at £800-£825pcm upon completion.

**Flat F (First Floor Studio):** Accessed via a private staircase, this rear-facing studio flat features built-in wardrobes, a separate kitchen, and a bathroom. It boasts a recently installed gas boiler and achieves a rental income of £695pcm, with potential to reach around £750pcm based on current market value.

**Additional Information:**

The property holds a 6/11th share of the freehold, shared with the adjoining property. Ground rent and service charges are currently £75 per month, per flat. Some ongoing maintenance works, addressed through a Section 20 Notice, will be completed upon sale.

For further details on individual rents, leases, risk reports, or to arrange a viewing, contact Arlington Park directly on 01603 577255.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

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