

ARLINGTON
PARK



Flat B, 106 Unthank Road

, Norwich, NR2 2RR

Guide Price £160,000



This modern open-plan Norwich apartment offers a light and practical living space with a well-equipped kitchen, a good-sized bedroom with ample storage, and a well-maintained bathroom. Located in the vibrant Golden Triangle with easy access to shops and restaurants, this low-maintenance property is ideal for both homeowners and investors

- NO ONWARD CHAIN
- Currently undergoing redecoration, this apartment promises a fresh, modern, and welcoming ambiance.
- A well-proportioned living area designed for both relaxation and entertainment.
- Close to shops, restaurants, and cultural attractions, enhancing the overall lifestyle.
- Transport Links: Easy access to transport links for seamless connectivity.
- SHARE OF FREEHOLD



DESCRIPTION

This modern apartment boasts an open-plan living area, where the kitchen seamlessly blends with the reception room for a light and airy feel. The practical layout is ideal for entertaining guests or everyday living.

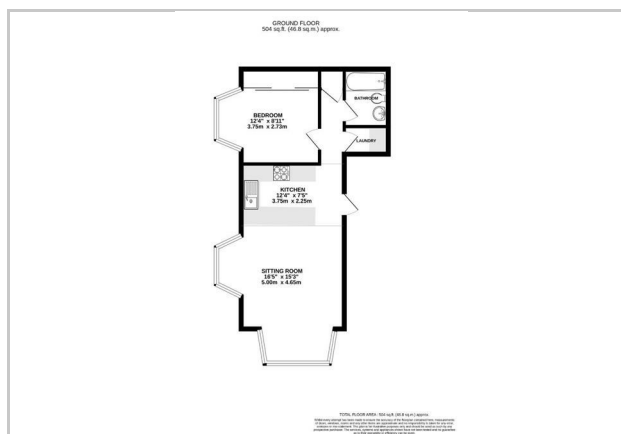
The well-equipped L-shaped kitchen leads directly off the main living area and comes complete with stainless steel appliances, including an electric oven, gas hob, and an undercounter fridge/freezer.

The separate bedroom offers ample storage with large wardrobes featuring stylish sliding mirrored doors. The bathroom is well-appointed with a shower over the bath, toilet, washbasin, heated towel rail, and easy-to-maintain tiled walls and vinyl flooring. A dedicated utility cupboard houses the washing machine and tumble dryer for added convenience.

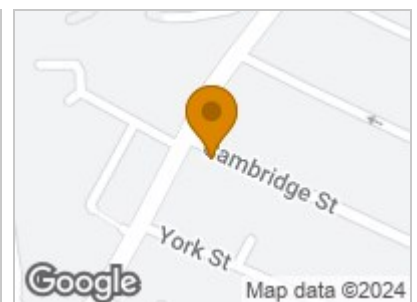
Situated in the heart of the popular Golden Triangle, this property is ideally located for those who enjoy a vibrant lifestyle. You'll have easy access to the area's shops, bars, and restaurants, all on your doorstep.

This low-maintenance apartment is perfect for either a professional seeking a convenient Norwich home or an investor looking to add to their portfolio. The property currently generates a healthy rental income of £900 per calendar month (pcm). Vacant possession or tenant in situ can be arranged prior to exchange.

The property holds a 1/11th share of the freehold, which is shared with the neighbouring property. Ground rent and service charges are currently £75 per month, per flat. It's important to note that some ongoing maintenance works are currently being addressed through a Section 20 Notice.



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			
		69	77
England & Wales		EU Directive 2002/91/EC	

25a Earlham Road, Norwich, Norfolk, NR2 3AD

Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk <https://www.arlingtonpark.co.uk/>