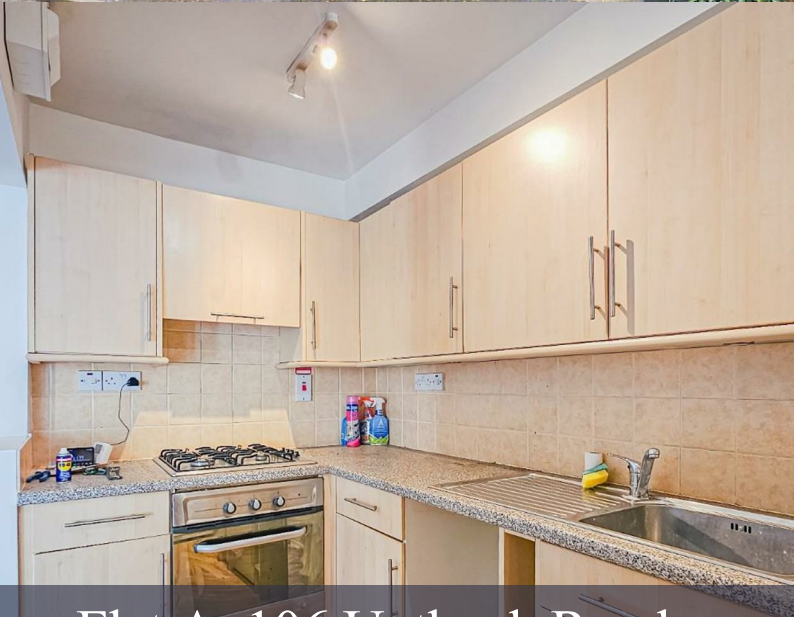


ARLINGTON  
PARK



Flat A, 106 Unthank Road

, Norwich, NR2 2RR

Guide Price £120,000





This modern Norwich studio offers an open-plan living space with ample storage, a well-equipped kitchen with stainless steel appliances, and a spacious bathroom. Situated in the heart of the Golden Triangle near shops, bars, and restaurants, this property is ideal for low-maintenance living or as an investment

- NO ONWARD CHAIN
- Vacant Possession Provided
- Ideal for investors or First Time Buyers
- Share of Freehold - 1/11th Share



This modern studio apartment offers a practical open-plan layout, combining the living, dining, and sleeping areas in one bright and airy space. Ample storage is provided by large wardrobes with mirrored sliding doors.

Leading off the main living area is a well-equipped L-shaped kitchen boasting stainless steel appliances, including an electric oven, gas hob, fridge/freezer, and plenty of worktop and storage space.

The sizeable bathroom features a shower over the bath, toilet, washbasin, heated towel rail, and easy-to-maintain tiled walls and vinyl flooring. A convenient airing cupboard houses the washing machine/tumble dryer.

### IDEAL INVESTMENT OR LOW-MAINTENANCE LIVING

This studio is perfect for those seeking a low-maintenance and conveniently located home in Norwich. Investors will also appreciate the property's current rental income of £750 per calendar month (pcm). Vacant possession will be granted upon exchange of contracts.

### PRIME LOCATION IN THE GOLDEN TRIANGLE

This property is nestled in the heart of the popular Golden Triangle, offering you easy access to the area's vibrant shops, bars, and restaurants.

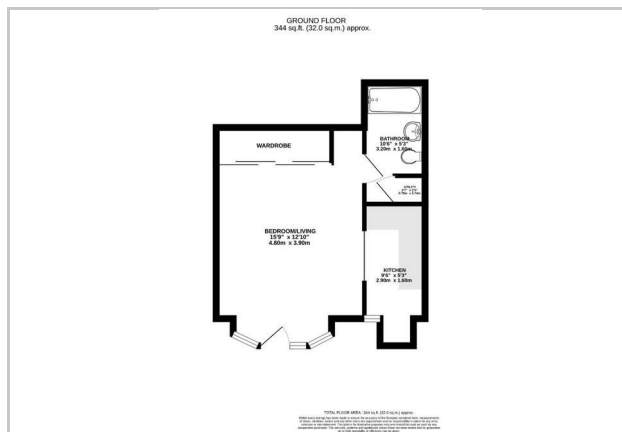
### ADDITIONAL INFORMATION

The property holds a 1/11th share of the freehold, shared with the adjoining property.

Ground rent and service charges are currently £75 per month, per flat.

the lease is for the term of 150 years from 01/07/2003

There are currently some ongoing maintenance works being addressed through a Section 20 Notice. These works are nearing completion.



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			
		70	74
England & Wales		EU Directive 2002/91/EC	

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