



Flat F, 106 Unthank Road
Norwich, NR2 2RR
Guide Price £135,000

This studio boasts an open-plan layout with ample storage, a kitchen new boiler and a modern bathroom. Ideally located in the heart of the Golden Triangle, it offers easy access to shops, bars, and restaurants. Perfect for low-maintenance living or investment.

- NO ONWARD CHAIN
- Currently Rented at £675pcm
- Vacant Possession Provided
- Ideal for investors or First Time Buyers
- Share of Freehold - 1/11th Share



This studio apartment offers a open-plan layout, combining the living, 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 a recently installed boiler.

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

ADDITIONAL INFORMATION

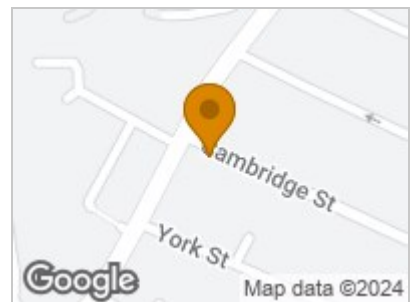
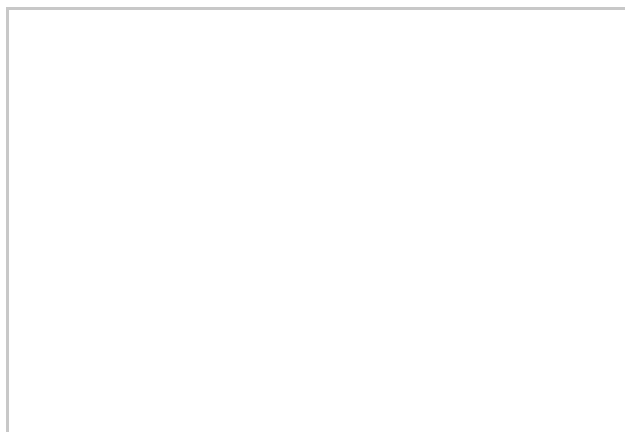
The property holds a 1/11th share of the freehold, shared with the adjoining property. Ground rent and service charges are currently £75 per month, per flat. There are currently some ongoing maintenance works being addressed through a Section 20 Notice. These works are nearing completion.

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 £675 per calendar month (pcm) although a rent of £750 pcm should be achievable. Vacant possession will be granted upon exchange of contracts.

LOCATION

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.



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 firms 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		49	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	