Flat 2 The Archway | 120a Magdalen Street | Norwich | NR3 1JD

Guide Price £160,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £160,000 - £170,000
- Two-bedroom split-level apartment with private entrance
- Modern interior with generous lounge/diner
- Modern fitted kitchen with integrated dishwasher, fridge freezer, and oven
- 2 bedrooms and a contemporary shower room
- Partially double glazed, partially secondary glazed, with electric heating throughout
- Allocated off road parking space for added convenience
- Offered fully furnished with approx. 963 years remaining on the lease
- Currently let at £950 pcm with tenants in situ until January 2026
- Gross return of approximately 6.7%–7.1% based on guide price £160,000 – £170,000

About the Property

This spacious two bedroom split level apartment offers modern city centre living in the heart of Norwich. Well-presented and set in a tucked away location, the property benefits from its own private entrance, a generous lounge/diner, and a modern fitted kitchen complete with a dishwasher, fridge freezer, and oven. Upstairs, there are two bedrooms off the landing and a contemporary shower room, all finished to a good standard. The home also includes electric heating and an allocated parking space, offering both comfort and convenience in a highly sought-after location.

This apartment represents an excellent buy to let investment, currently let at £950 per calendar month with tenants in a fixed term until January 2026, providing immediate rental income. The property is sold fully furnished, adding extra value and making it a ready-made investment with minimal setup required for landlords. Based on a guide price of £160,000–£170,000, it provides a gross return of approximately 6.7%–7.1%. With its modern presentation, central position, and long lease, this property is a fantastic opportunity for investors seeking a reliable and well-located addition to their portfolio.

The Outside

The property benefits from its own private entrance, tucked away just off the main Magdalen Street at the rear of the building. It also includes one off-road parking space for added convenience.

Location Overview

Located just off Magdalen Street, The Archway enjoys a prime position within Norwich's historic "Over the water" district - an area celebrated for its character, independent shops, and vibrant community atmosphere. The property is ideally situated within easy walking distance of the city centre, offering convenient access to a range of cafés, restaurants, pubs, and boutique stores, as well as Norwich's main shopping areas and cultural attractions. The property also benefits from close proximity to Anglia Square, which is soon to undergo a major regeneration project bringing new homes, shops, leisure facilities, and public spaces to the area. This exciting development is set to further enhance the appeal and value of the surrounding neighbourhood, creating a more modern and connected part of the city. Residents benefit from excellent transport links, with Norwich Train Station and bus connections easily accessible, providing routes to London Liverpool Street, Cambridge, and coastal towns. Norwich International Airport is only a short drive away, making this a highly convenient base for both commuters and frequent travellers. Combining city-centre convenience with strong investment potential and the promise of local redevelopment, The Archway offers an excellent opportunity to live or invest in one of Norwich's most evolving and characterful locations.

Directions

From Norwich city centre, head north along Magdalen Street (A1151), passing under the flyover. Continue past the shops and cafés on Magdalen Street - The Archway (120a) is located on the left-hand side, just before epic studios. Access to the property is located under the archway, with the entrance door situated to the left.

Tenure

Leasehold. 999 years from 1 June 1989. Please note ground rent of £50pa and service/maintenance charges of £181.82pa apply. For further information, please contact the office.

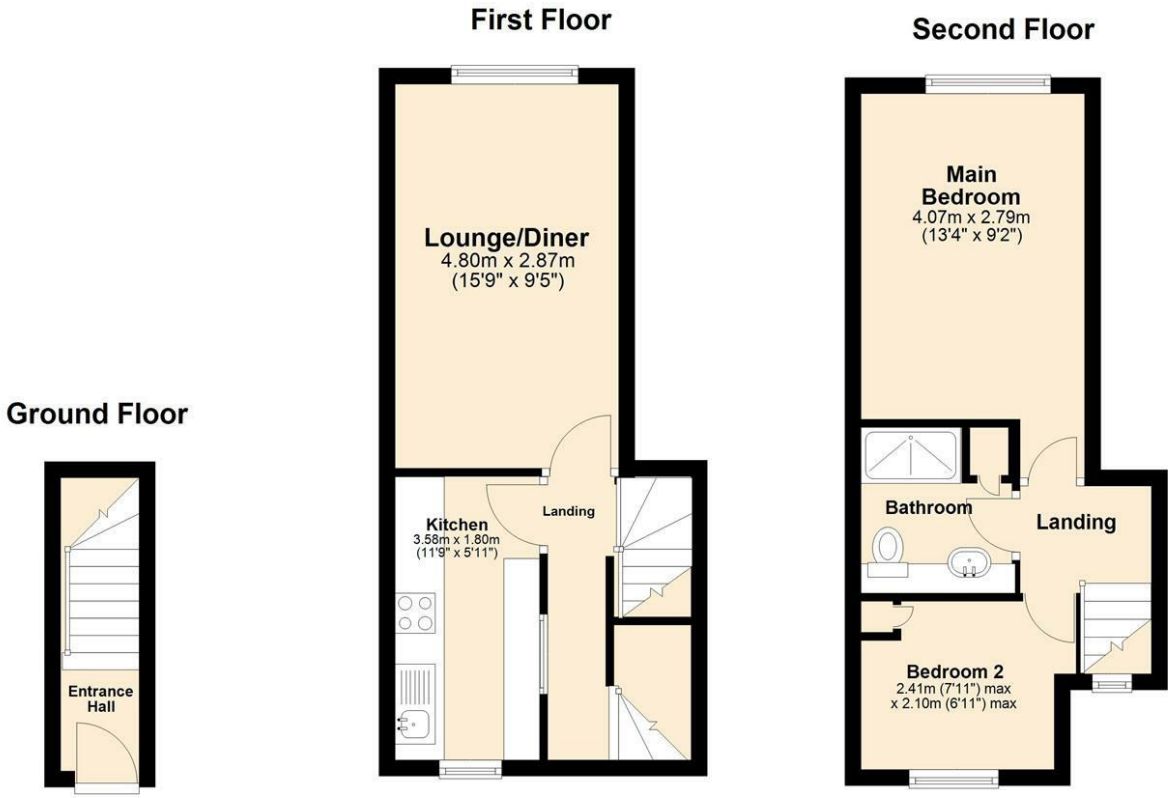
AGENTS NOTE

Please be advised that the property is currently tenanted on a fixed-term tenancy until January 2026. The tenants are paying £950 per calendar month, and the property was let fully furnished, with all furniture included in the sale. No notice has been served at present, and the tenants have expressed a desire to remain in the property beyond the current term.

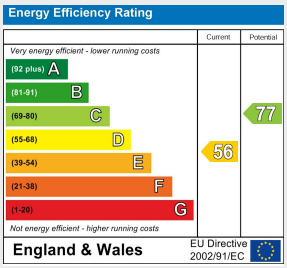
Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer -
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Leasehold

Council Tax Band: B

Local Authority: Norwich City Coucil

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN