



Leicester House Thomas Wyatt Close, Norwich NR2 2TN

welcome to

Leicester House Thomas Wyatt Close, Norwich

*****INVESTMENT PROPOSITION - TENANTS IN SITU £1200 PCM RETURN 9.9% GROSS YIELD - STUNNING APARTMENT IN THE OLD HOSPITAL DEVELOPMENT WITH FAR REACHING SOUTHWEST VIEWS*****



Accommodation

Located within striking distance of Norwich City centre lies this Grade 2 Listed building forming part of the old Norfolk and Norwich hospital. The building which has now been converted offer premium apartments that benefit from lift access, secure allocated parking as well as manicured communal gardens.

The apartment at Leicester House offers far reaching southwest facing views and offers accommodation of entrance hall, lounge / kitchen, double bedroom and bathroom.

The property retains features such as sash windows and high ceilings offering a modern finish with the property being converted by Charles church.

Internal viewing is highly recommended.

Communal Entrance

The property offers secure entry system, post boxes, stair and lift access to the second floor.

Entrance Hall

Door from communal entrance, airing cupboard with pressurised cylinder, security entry phone system, wood flooring, doors to lounge / kitchen, bedroom, and bathroom.

Lounge / Kitchen

9' 2" x 19' 11" (2.79m x 6.07m)

Lounge area with sash windows offering southwest facing views, wood flooring, television / telephone point, electric radiator, open to.

Kitchen area fitted with a range of wall and base units, granite work surfaces over, inset stainless steel hob and cooker, inset stainless steel sink, integrated dishwasher, washing machine and fridge / freezer, tiled floor.

Bedroom

9' x 12' 6" max (2.74m x 3.81m max)

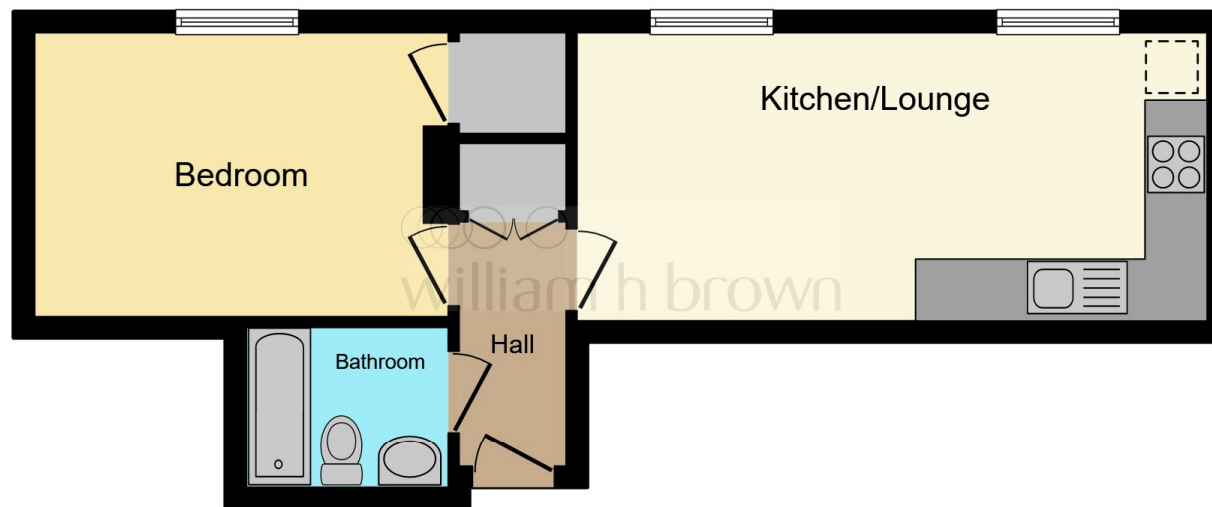
Sash windows with southwest facing views, wood flooring, built in cupboard, electric radiator.

Bathroom

Modern white suite comprising bath with mixer tap and shower attachment over, glass screen, low level wc, pedestal sink, heated towel rail.

Outside

Externally the property offers secure allocated parking as well as manicured communal gardens.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Leicester House Thomas Wyatt Close, Norwich

- SOLD WITH TENANTS IN SITU £1200 PCM 9.9% GROSS YIELD
- SECOND FLOOR APARTMENT
- KITCHEN WITH FITTED APPLIANCES
- NEW FLOORING
- WALKING DISTANCE OF CITY CENTRE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000

directions to this property:

From the William H Brown Unthank Road office proceed into Bury Street and at the top of the road take a left hand turn into Newmarket Street. At the junction take a right hand turn into Brunswick Road and towards the end of the road take a left hand turn into Thomas Wyatt Close where Leicester House will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106228 - 0006

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