



**Earlham House Earlham Road, Norwich NR2 3PF**

**welcome to**

**Earlham House Earlham Road, Norwich**

Situated in the heart of the Golden Triangle is this second floor apartment which benefits from open plan living accommodation with separate shower room. The property has been previously rented and achieving £875PCM - A fantastic 11.6% Gross Return on investment!



### **Communal Entrance**

Stairs to second floor, security phone entry system.

### **Lounge / Bedroom**

15' 2" x 15' 8" ( 4.62m x 4.78m )

Double glazed windows to rear aspect, electric radiator, television point, telephone point, carpeted flooring, door to shower room, open to kitchen:

### **Kitchen**

10' x 6' 1" ( 3.05m x 1.85m )

Modern fitted kitchen with a range of wall and base mounted units, inset stainless steel sink and drainer, work surfaces over, electric oven, electric hob, integrated washing machine, integrated fridge/freezer, laminate flooring.

### **Shower Room**

Modern suite comprising shower cubicle, low level wc, wash hand basin, fully tiled walls and tiled flooring, extractor fan, electric radiator,



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## **Earlham House Earlham Road, Norwich**

- SECOND FLOOR STUDIO APARTMENT
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING AND ELECTRIC HEATING
- MODERN FITTED KITCHEN AND SHOWER ROOM

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106682 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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