



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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- GUIDE PRICE £80,000 - £85,000
- SECOND FLOOR STUDIO APARTMENT
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN AND SHOWER ROOM

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1258.24

Ground Rent: 242.00

This is a Leasehold property with details as follows; Term of Lease 117 years from 04 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000

directions to this property:

Proceed out of Norwich via the Earlham Road where Earlham House will be located just after Recreation Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106682 - 0005

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