



**Milton Road East, Lowestoft NR32 1NU**



***welcome to***

**Milton Road East, Lowestoft**

**\*\*INVESTORS ONLY\*\*** William H Brown are delighted to present this unique opportunity for investors to purchase TWO Studio Flats. Located in North Lowestoft, with an estimated yield of 8.7%, this is the ideal purchase for those looking to begin or grow their portfolio. Please call 01502 585998 today!



William H Brown are pleased to present this superb investment opportunity on Milton Road. This listing consists of TWO studio flats, located in the hugely popular location of North Lowestoft, with nearby schools and shops just a stone's throw away. These properties offer superb rental potential, with an estimated yield of 8.7%. Both units have recently undergone a full renovation, offering modern living accommodation suitable for all. The properties consist of open plan studio living, with a bedroom/ living space leading straight through to the sleek fitted kitchen. A shower room can also be found at each of the flats, decorated again to a superb standard. This property is a must see for Investors, please call 01502 585998 to organise a viewing today!

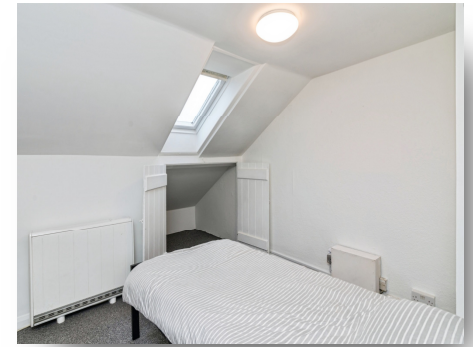
### **Kitchen**

9' x 5' 5" ( 2.74m x 1.65m )

### **Bedroom One/Lounge**

16' 4" Max x 12' 6" Max ( 4.98m Max x 3.81m Max )

### **Bathroom**



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## **Milton Road East, Lowestoft**

- TWO STUDIO FLATS
- INVESTORS ONLY
- ESTIMATED YIELD OF 8.7%
- NEWLY DECORATED THROUGHOUT
- POPULAR LOCATION

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

# £110,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOW109590 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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