



**Mawkin Close, Norwich NR5 9PT**

**welcome to**

**Mawkin Close, Norwich**

**\*\*ATTENTION INVESTORS\*\*** This 1 bedroom upper floor apartment is available for buy to let purchase. There is a tenant in place until April 2026 and generates £795pcm.



### **Lounge/Kitchen**

17' 2" x 17' ( 5.23m x 5.18m )

Double glazed window to front and rear aspect, radiator, carpeted flooring. Wall and base units with work surface, electric oven, gas hob, central heating boiler, washing machine plumbing, stainless steel sink/drain.

### **Landing**

Two storage cupboards, carpeted flooring.

### **Bedroom**

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to front aspect, built in wardrobe, carpeted flooring, radiator.

### **Bathroom**

Bath with shower attachment, laminate flooring, wc, wash hand basin, radiator.



***view this property online*** [williamhbrown.co.uk/Property/NOR143597](http://williamhbrown.co.uk/Property/NOR143597)



welcome to

## Mawkin Close, Norwich

- \* ATTENTION INVESTORS\* \*GUIDE PRICE £125,000 - £130,000\*
- 1 bedroom apartment
- Tenant in place
- £795pcm
- Renewal date of April 2026

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1018.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR143597](http://williamhbrown.co.uk/Property/NOR143597)



Property Ref:  
NOR143597 - 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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)