



Mawkin Close, Norwich, NR5 9PT

william
h brown

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/drainer.

Landing

Two storage cupboards, carpeted flooring.

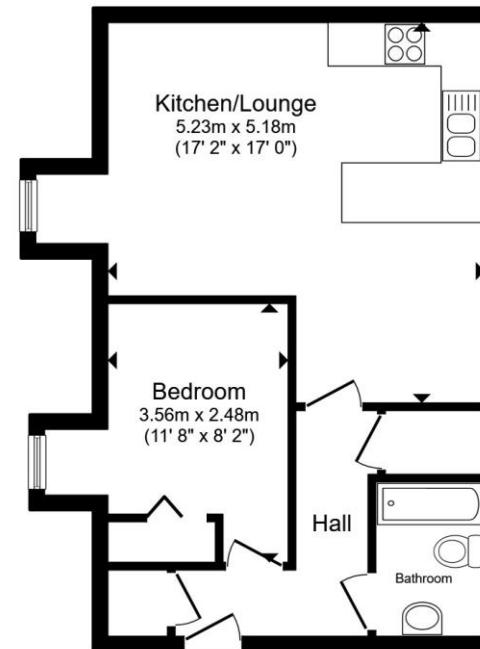
Bedroom

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.



Total floor area 45.4 m² (489 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/NOR143597



welcome to

Mawkin Close, Norwich

- * ATTENTION INVESTORS*
- 1 bedroom apartment
- Tenant in place
- £795pcm
- Renewal date of April 2026

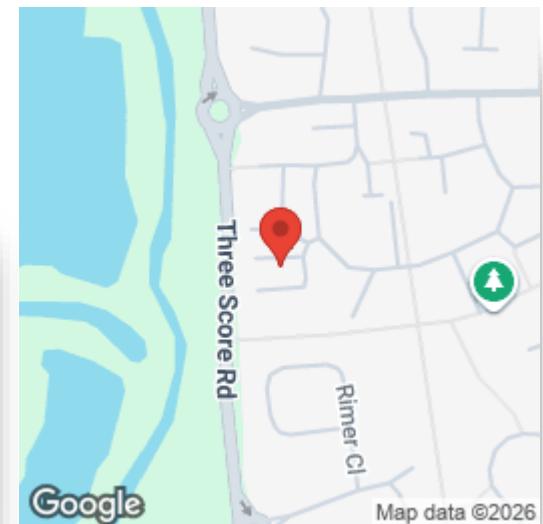
Tenure: Leasehold EPC Rating: C

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.

£130,000



view this property online williamhbrown.co.uk/Property/NOR143597

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.



Property Ref:
NOR143597 - 0002

 william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk