



**Mawkin Close, Norwich NR5 9PT**

**welcome to**

**Mawkin Close, Norwich**

**\*\*ATTENTION INVESTORS\*\*** William H Brown Norwich are pleased to present to the market this 2 bedroom apartment occupying a position on the ground floor. There is currently a tenant in place paying £795pcm with the renewal date of September 2026.



### **Entrance Hall**

Storage cupboard, radiator, carpeted flooring.

### **Lounge**

17' 9" x 13' 8" ( 5.41m x 4.17m )

Double glazed window to front and side aspect, carpeted flooring, radiator.

### **Kitchen**

9' 2" x 5' 10" ( 2.79m x 1.78m )

Double glazed window to front aspect, wall and base units with work surface, stainless steel sink and drainer, electric oven, electric hob, washing machine plumbing, partially tiled, laminate flooring.

### **Bedroom One**

13' 8" x 11' 7" ( 4.17m x 3.53m )

Double glazed window to rear aspect, radiator, fitted wardrobe, carpeted flooring.

### **Ensuite**

Shower cubicle, wc, wash hand basin, heated towel rail, laminate flooring.

### **Bedroom Two**

9' 1" x 7' 9" ( 2.77m x 2.36m )

Double glazed window to rear aspect, radiator, carpeted flooring.

### **Bathroom**

Bathtub, wc, wash hand basin, radiator, laminate flooring, double glazed window to front aspect.



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## Mawkin Close, Norwich

- \* ATTENTION INVESTORS\* \*GUIDE PRICE £155,000 - £160,000\*
- Ground floor two bedroom apartment
- Tenant in place paying £795pcm
- Renewal date of September 2026
- Spacious lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£155 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143599 - 0003

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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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