



Cecil Road, Norwich NR1 2QL

welcome to

Cecil Road, Norwich

****ATTENTION INVESTORS**** This brilliant investment opportunity of five self contained one-bedroom flats comes with the added benefit of allocated parking for each, city centre location, tenants already in situ!



Flat A

Recently updated one bedroom flat, a new tenant moved in on the 22nd of August at a monthly rent of £995 with an additional charge of £60 per month for water and heating. The tenancy is an initial 12 month fixed period. This flat comes with the added benefit of a car port and garden! EPC rating D

Flat B

The tenant has resided in this one bedroom flat for 13 years, at a rate of £830 per month. A total refurbishment was completed in June 2025. The market rent for this flat is approximately £965 per month including additional charge for utilities. This flat comes with the added benefit of an allocated parking space, and outside space. EPC rating C

Flat C

Rent is increasing to £865 per month including the additional charge for utilities from 8th October 2025. The full market value is approximately £910 per month. The current tenant moved in four years ago. Comes with the added benefit of allocated parking. EPC rating D

Flat D

The rent for this flat was increased to £815 per month including the additional charge. The full market rate is approximately £870 per month. The current tenant moved in six years ago. Added benefit of an allocated parking space. EPC rating C

Flat E

This top floor flat has just been re-let with new carpets and an updated bathroom at a rent of £910 per month including the additional charge. Added benefit of an allocated parking space. EPC rating E



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welcome to

Cecil Road, Norwich

- Five self-contained, one-bedroom flats!
- Allocated parking!
- City centre location, close to City College Norwich!
- INVESTMENT OPPORTUNITY
- Abundance of potential.

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

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143186 - 0007

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.

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