ARLINGTON PARK

Flat D, 106 Unthank Road

, Norwich, NR2 2RR

Guide Price £130,000

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This modern open-plan Norwich apartment offers a light and practical living space with a well-equipped kitchen, a good-sized bedroom with ample storage, and a well-maintained bathroom. Located in the vibrant Golden Triangle with easy access to shops and restaurants, this low-maintenance property is ideal for both homeowners and investors

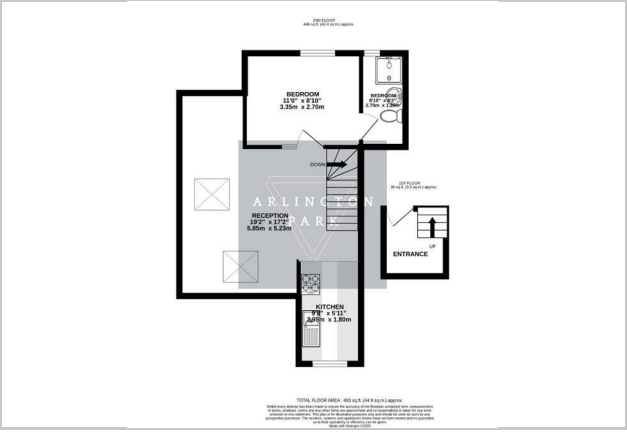
- Top floor converted flat
- Set in the hub of the Golden Triangle
- Gas Central Heating
- Maisonette style with addtional lobby area
- The property holds a 1/11th share of the freehold, shared with the adjoining property.
- One bedroom with ensuite shower room
- Fitted kitchen.

This top-floor apartment boasts an open-plan living area, where the kitchen blends with the reception room for a light and airy feel. The practical layout is ideal for entertaining guests or everyday living. The well-equipped kitchen leads directly off the main living area providing views across Unthank Road and comes complete with stainless steel appliances, including an electric oven and gas hob. The separate bedroom offers ample storage. The bathroom has been recently replaced and is well-appointed with a shower cubicle toilet, and washbasin, heated towel rail as well as space and plumbing for a washing machine.

Situated in the heart of the popular Golden Triangle, this property is ideally located for those who enjoy a vibrant lifestyle. You'll have easy access to the area's shops, bars, and restaurants, all on your doorstep.

This low-maintenance apartment is perfect for either a professional seeking a convenient Norwich home or an investor looking to add to their portfolio. The property currently generates a healthy rental income of £900 per calendar month (pcm), Vacant possession.

The property holds a 1/11th share of the freehold, shared with the adjoining property.
Ground rent and service charges are currently £100 per month, per flat
the lease is for the term of 150 years from 01/07/2003
There are currently some ongoing maintenance works being addressed through a Section 20 Notice. These works are nearing completion.



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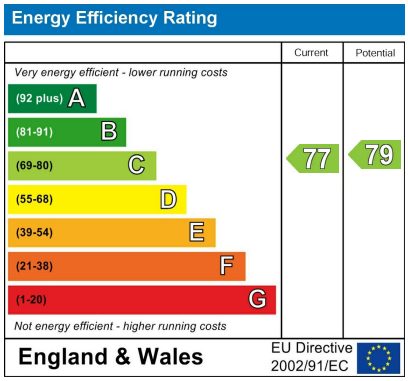

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