









## welcome to

# **Robin Court Robin Close, Costessey Norwich**

William H Brown are pleased to present to the market an Investment opportunity. This two bedroom apartment occupying an upper floor position, is currently let at £950pcm and has a renewal date of August 2026. To schedule a viewing, please contact the office at your earliest opportunity.













#### **Entrance Hall**

Storage cupboards.

#### Lounge

14' 4" x 12' 4" ( 4.37m x 3.76m )

Double glazed window to front aspect, radiator, carpeted flooring, opens to kitchen.

#### Kitchen

19' 3" x 9' (5.87m x 2.74m)

Wall and base units with work surface, double glazed window to rear aspect, 1.5 bowl stainless steel sink, integrated fridge/freezer, electric oven, gas hob, cooker hood, tiled flooring, radiator.

#### **Bedroom One**

13' 11" x 10' 11" ( 4.24m x 3.33m )

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

#### **Ensuite**

Shower cubicle, wc, wash hand basin, extractor fan.

#### **Bedroom Two**

8' 7" x 7' 4" ( 2.62m x 2.24m )

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

#### **Bathroom**

Bathtub, wash hand basin, wc, radiator, vinyl flooring.



Total floor area 67.8 m² (729 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







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# **Robin Court Robin Close, Costessey Norwich**

- Investment opportunity
- Upper floor two bedroom apartment
- Currently let at £950pcm
- Renewal date of August 2026
- Good sized living area

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 992.00

Ground Rent: Ask Agent

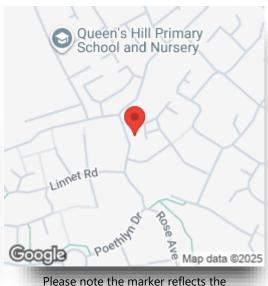
This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NOR143594



Property Ref: NOR143594 - 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.





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