

24 | Bromedale Avenue | Mulbarton | NR14 8GG

Guide Price £150,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £150,000 - £160,000
- First Floor leasehold apartment set within a desirable village location
- Entrance hall with two useful storage cupboards
- Well-proportioned lounge plus kitchen/diner with oven, hob and extractor fan
- Two good-sized bedrooms and a contemporary shower room
- Electric heating and double glazing throughout
- Allocated parking space within a private resident's car park
- Conveniently located for local amenities, including the Co-op supermarket and Mulbarton Common
- Ideal for buy-to-let investors, currently let at £900 pcm
- Offered with no onward chain

About the Property

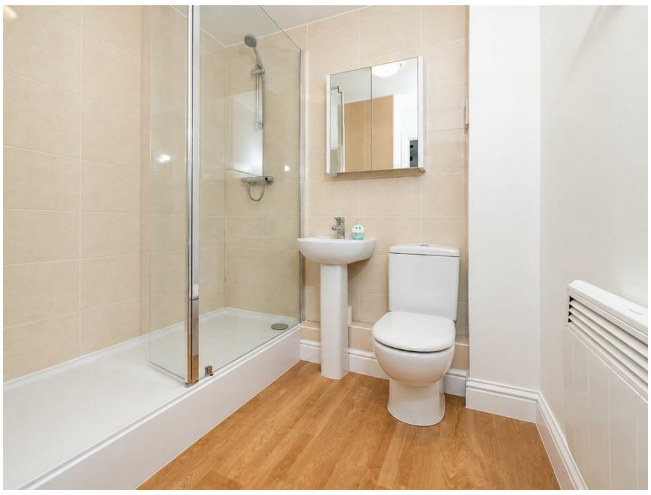
Situated within the popular village of Mulbarton, this first floor leasehold apartment offers well-proportioned accommodation, ideal for first-time buyers, downsizers or investors. The property is currently let at £900 pcm, making it an attractive buy-to-let investment, and is offered for sale with no onward chain.

The accommodation comprises an entrance hall with two useful storage cupboards, a 14'7" lounge with a large window, a fitted kitchen with space for a dining table, two good-sized bedrooms and a bathroom with a three-piece suite and shower over the bath. The property also benefits from electric heating, double glazing and a secure intercom entry system.

Outside, residents' parking is available within a communal parking area. The apartment is conveniently located for local amenities, including the Co-op supermarket, doctors' surgery and Mulbarton Common.



















The Outside

Outside, the property is set within established gardens with low hedging along the front of the building. Adjacent to the block is a residents' parking area, where the apartment benefits from an allocated parking space. The apartment forms part of a well-maintained residential development.

The Location

Mulbarton is a popular village situated approximately five miles south of Norwich, offering a good range of everyday amenities whilst retaining a strong village community feel. The village benefits from a Co-op supermarket, doctors' surgery, pharmacy, primary school, local pubs and other useful facilities.

At the heart of the village is Mulbarton Common, providing a large open green space popular with walkers and families. The village is also well placed for access to Norwich city centre, the Norfolk and Norwich University Hospital, University of East Anglia and the A11, making it a convenient location for a wide range of buyers.

Leasehold Information

The property is leasehold, with the lease expiring on 15 April 2129, leaving approximately 102 years remaining. The annual service charge is £2,639.86, with ground rent payable at £115 per annum. All leasehold information has been provided by the seller and should be verified by the buyer's solicitor during the conveyancing process.

Agents Note

Please note that the photographs were taken during a previous tenancy and may not reflect the property's current presentation. The property is currently tenanted.

Directions

From Cuckoofield Lane, turn into Bromedale Avenue beside the local Co-op store. Continue along the road until it opens out, where you will find an enclosed play area and green space on the right-hand side, with parking spaces alongside. The apartment block is situated to the right of the green space.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

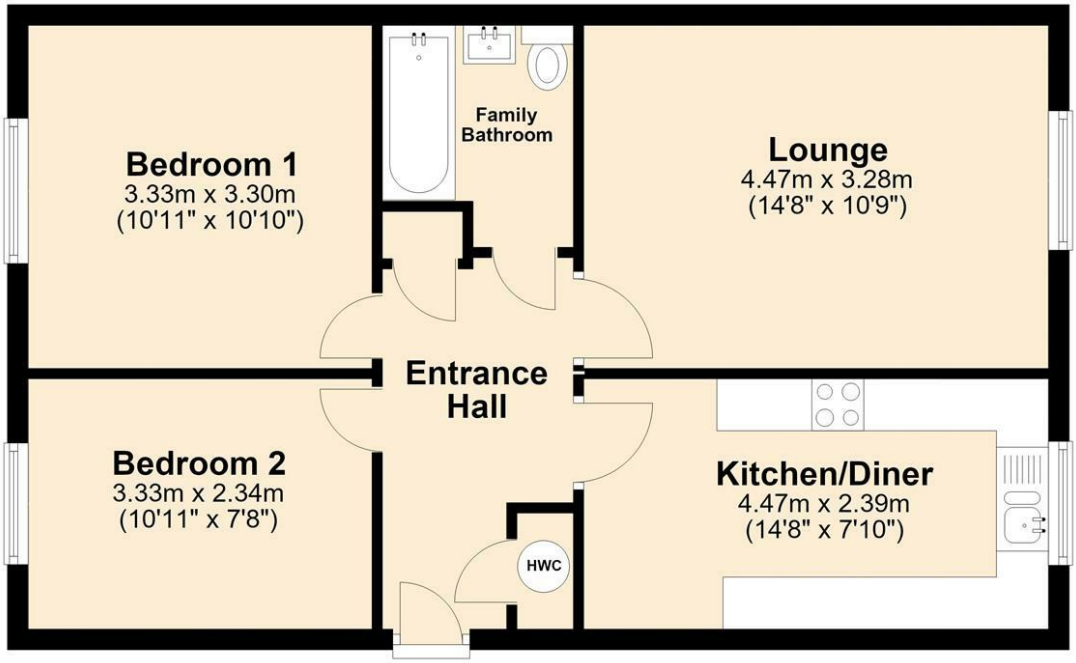
Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

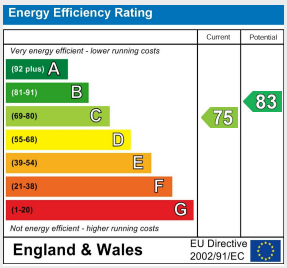
First Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Leasehold

Council Tax Band: A

Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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