

ARLINGTON  
PARK



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Flat E, 106 Unthank Road  
, Norwich, NR2 2RR  
Asking Price £110,000

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**\*\*ATTENTION INVESTORS\*\*** A rare opportunity to acquire a fully renovated, turn-key investment property in the heart of Norwich's Golden Triangle. This ground-floor flat is offered with a tenant in situ on a fixed-term contract, providing an immediate income of £750 pcm and delivering an impressive 8.18% gross yield at the guide price.

- **\*\*FOR INVESTORS ONLY\*\***
- Impressive 8.18% Gross Rental Yield
- Brand New Contemporary Kitchen
- Sought-After Golden Triangle Location
- Tenant in Situ Paying £750 PCM
- Recently Renovated Throughout
- Modern, Newly Installed Shower Room
- Excellent location for City Centre, UEA & Hospital



**DESCRIPTION**

A superb, hassle-free addition to any property portfolio. This ground-floor flat has undergone a complete renovation, ensuring a low-maintenance and highly desirable rental asset for years to come.

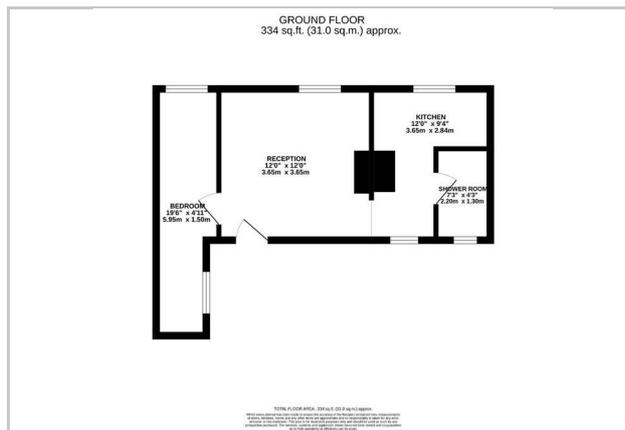
The property is sold with a professional tenancy already in place, meaning no void periods and an income from day one. With its prime Golden Triangle location, tenant demand is consistently high.

The accommodation briefly comprises an entrance leading to the main living space, a separate and newly fitted kitchen, a comfortable bedroom, and a stylish shower room. This is a must-see for any serious landlord looking for a high-performing, hands-off investment.

Contact us today to arrange a viewing.

**ADDITIONAL INFORMATION**

The property holds a 1/11th share of the freehold, shared with the adjoining property. Ground rent and service charges are currently £75 per month, per flat. The lease is for the term of 150 years from 01/07/2003



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	
England & Wales		EU Directive 2002/91/EC	