





Russet Grove, Norwich, NR4 7NQ

william h brown

welcome to

Russet Grove, Norwich

GUIDE PRICE £155,000-£165,000 INVESTMENT OPPORTUNITY - CURRENTLY RENTED AT £1100 PCM WITH A GROSS YIELD OF 8%.

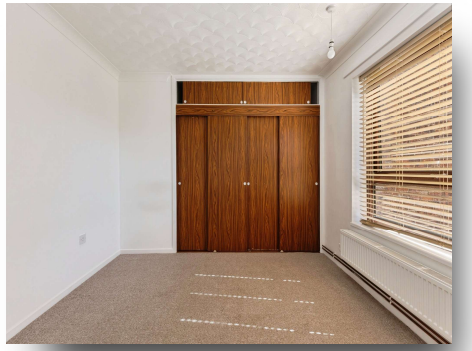




The property offers two generously sized bedrooms which provides a comfortable living space, alongside a bright living area ideal for relaxing and entertaining. The modern kitchen is equipped with a range of integrated appliances including a fridge freezer, oven, and hob, also benefitting from pluming for a washing machine. Completing the accommodation is a modernised family bathroom complete with a bath and shower.



Situated in the highly sought-after location of NR4, close to the university of East Anglia as well as the Norfolk and Norwich University. There is convenient access to local shops, supermarkets, and frequents buses. Although the property is close to the city centre there is also nearby green spaces such as Earlham Park.



Viewing is highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/UNR107073

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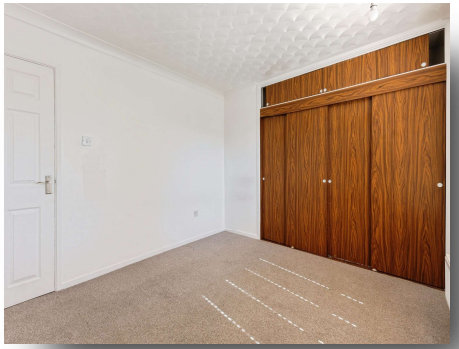
- GUIDE PRICE £155,000-£165,000
- INVESTMENT OPPORTUNITY TENANTS IN SITU £1100 PCM INCOME
- First Floor Flat
- Two Generous Bedrooms
- Communal Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 373.23
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£155,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
UNR107073 - 0015

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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