



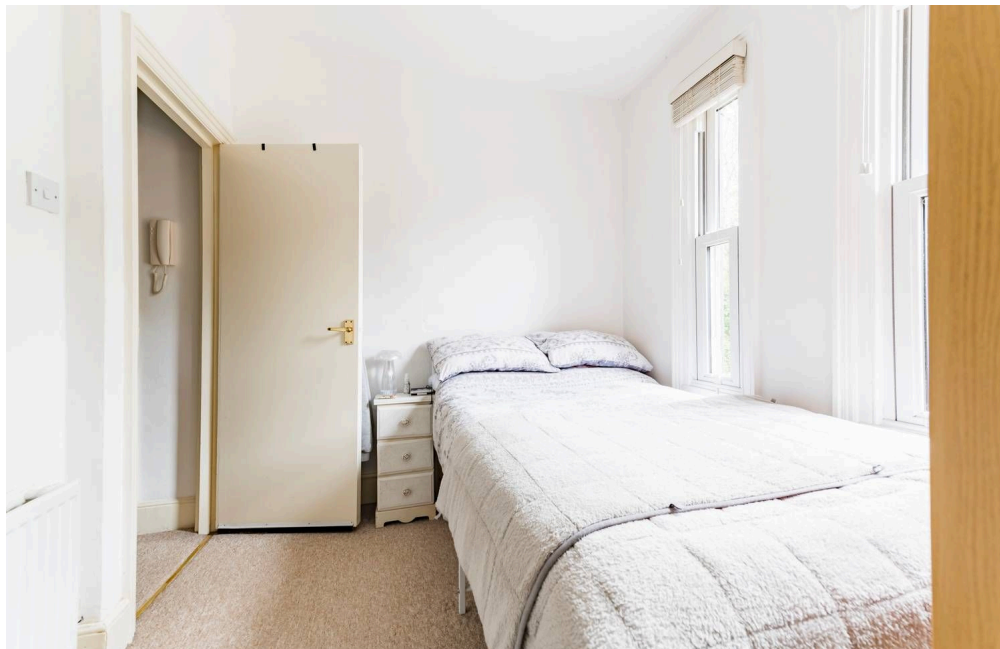
Flat I, 56 Mill Hill Road, Norwich - NR2 3DS

£140,000 - £150,000 Leasehold

Guide price - £140,000 - £150,000. This one-bedroom period flat, located on the first floor offers a great opportunity for first-time buyers or investors. Situated in a highly desirable area of Norwich, the property combines character features with modern upgrades, including sash windows, a renovated bathroom, and double glazing. It also benefits from designated off-road parking. With no onward chain, it promises both convenience and timeless appeal in a sought-after location.

Location

Located in a desirable part of Norwich, this area is known for its quiet, residential streets and period properties, creating a welcoming and appealing environment. Residents benefit from excellent transport links, providing easy access to the city centre and surrounding areas. Local amenities, including shops, cafes, and parks, are all within walking distance, offering both convenience and leisure. The well-maintained surroundings and strong sense of community make this neighbourhood highly sought after, providing a comfortable and connected lifestyle.



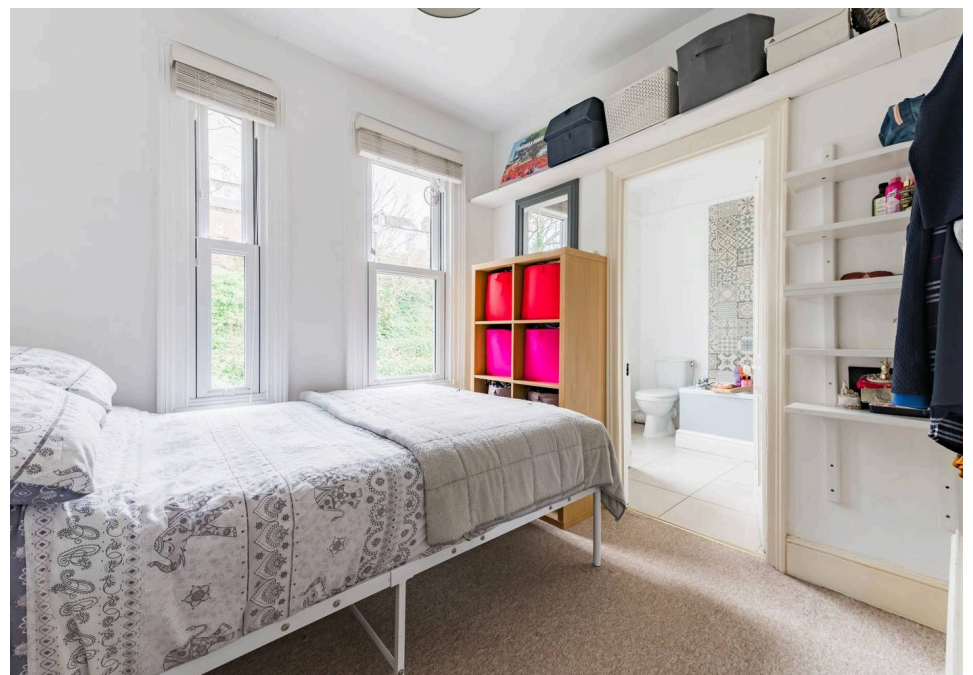
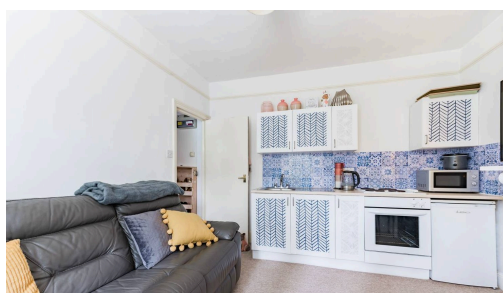
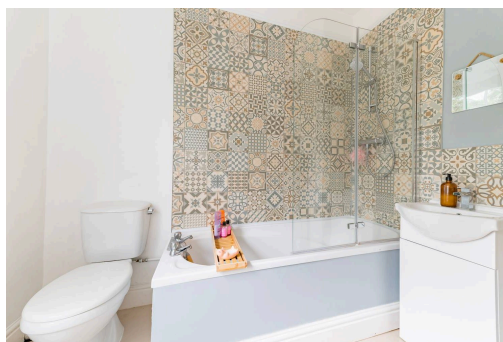
Agents notes

We understand this property will be sold leasehold, connected to mains services water, electricity gas and drainage.

Ground rent - £100 p/a

Maintenance fee - £335.85 quarterly (currently increased due to ongoing decoration)

Tax Council band -A



56 Mill Hill Road, Norwich

Upon entering the property, the entrance hall leads into a thoughtfully designed kitchen/living/dining room. New sash windows fill the space with natural light, while built-in cupboards and ample counter space in the kitchen ensure practicality and style. A charming fireplace adds character, making the room ideal for both relaxing and entertaining.

The separate bedroom provides a private and peaceful retreat, and the renovated bathroom features a bath with an overhead shower attachment for modern convenience. The property benefits from a 105-year lease, offering long-term security.

Upgraded double glazing enhances insulation while maintaining the period charm of the sash windows.

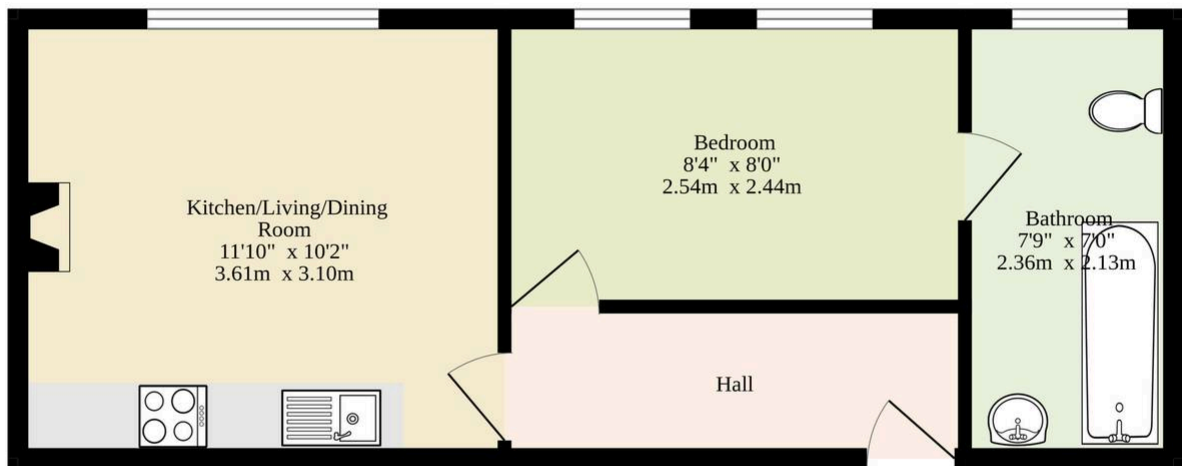
The communal areas are well-maintained with ongoing upgrades, ensuring a clean and pleasant environment for all residents.

For added convenience, there is access to a shared driveway and designated off-road parking behind the property, which is safe and visible from the flat.

For those looking for an investment opportunity, our Lettings team have given an estimated rental value of around £750pcm. This would provide a yield of around 6%. For further information, please contact our sales or lettings teams.



First Floor
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 262 sq.ft. (24.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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