

abbotFox



Bridge Gate Court, Great Yarmouth  
*Offers In Excess Of £100,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this well-proportioned two-bedroom apartment, ideally located within the popular Bridge Gate Court development in NR31. Offering a fantastic opportunity for investors, this property is currently achieving a rental income of £825 PCM, providing an immediate and reliable return.

The accommodation comprises a bright and spacious lounge, a separate fitted kitchen, two comfortable bedrooms, and a well-appointed family bathroom. The layout is both practical and appealing, making it highly attractive to tenants seeking convenient city living.

Positioned within easy reach of Norwich City Centre, local amenities, and excellent transport links, this property benefits from strong and consistent rental demand. The development itself is well-maintained, further enhancing its appeal to both tenants and investors alike.

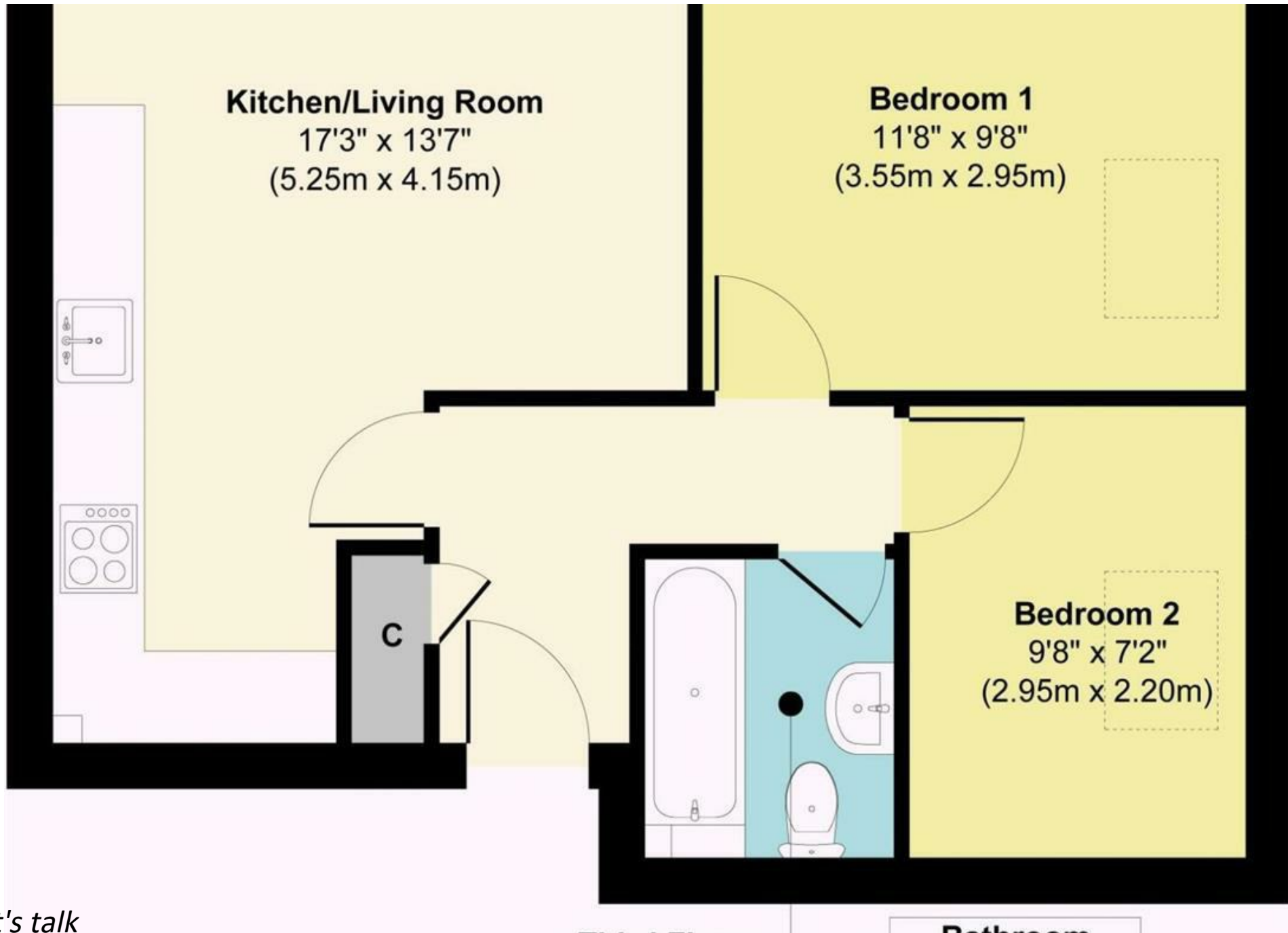
With a tenant already in situ and income being generated from day one, this is a ready-made investment opportunity not to be missed.





## THE HIGHLIGHTS \_\_\_\_\_

- Brand new top floor apartment
- Two bedrooms
- Open plan living accommodation
- Roof top views
- Easy access to Town Centre
- Ideal investment
- 9.9% Yield



*Let's talk*

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**EPC RATING - C**

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